



महाराष्ट्र शासन राजपत्र

भाग एक – पुणे विभागीय पुरवणी

वर्ष - १४, अंक - २९]

गुरुवार ते बुधवार, जुलै १७ - २३, २०२५ / आषाढ २६ ते श्रावण १, शके १९४७

[पृष्ठे-८७

प्राधिकृत प्रकाशन

शासकीय/संकीर्ण अधिसूचना, नेमणुका, पदोन्नती इत्यादी

नगर विकास विभाग

मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,

चौथा मजला, मुख्य इमारत,

मंत्रालय, मुंबई-४०० ०३२

दिनांक : ३ जुलै २०२५

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

अधिसूचना

क्रमांक टीपीएस-१७२३/१६४७/प्र.क्र.५३/२०२५/वि.यो.मंजुरी/नवि-१३. — ज्याअर्थी, मंगळवेढा नगरपरिषद, जिल्हा सोलापूर (यात यापुढे "उक्त नियोजन प्राधिकरण" असे संबोधिलेले आहे) या उक्त नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना, अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम ३७ वा) (यात यापुढे "उक्त अधिनियम" असे संबोधिलेले आहे) चे कलम २३ (१) सहकलम ३८ (१) अन्वयेच्या तरतुदीनुसार व त्यासह कलम २३ अन्वयेच्या तरतुदीनुसार ठराव क्र. ११०२, दिनांक २ फेब्रुवारी २०२१ अन्वये प्रारूप विकास योजना मंगळवेढा नगरपरिषद (दुसरी सुधारित) (यात यापुढे "उक्त प्रारूप विकास योजना" असे संबोधिलेले आहे) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, भाग एक--पुणे विभागीय पुरवणीमध्ये, जून २४-३०, २०२१, पृष्ठ २० वर प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये तिच्या हद्दीतील क्षेत्राचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६ (१) अन्वये प्रसिद्ध करण्यास ठराव क्र. ६१, दिनांक १ नोव्हेंबर २०२२ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, भाग एक--पुणे विभागीय पुरवणीमध्ये, डिसेंबर १-७, २०२२ रोजी सूचना / हरकती मागविण्यासाठी प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८ (२) नुसार स्थापन केलेल्या नियोजन समितीने तिचा अहवाल उक्त नियोजन प्राधिकरणाकडे दिनांक २८ फेब्रुवारी २०२३ रोजी सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने नियोजन समितीचा अहवाल विचारात घेऊन उक्त अधिनियमाच्या कलम २८ (४) अन्वये उक्त प्रारूप विकास योजनेत काही बदल करून ठराव क्र. १३८, दिनांक ९ मे २०२३ अन्वये असे बदल प्रसिद्ध करण्याचे ठरवून, या बदलांसह (यात यापुढे "उक्त फेरबदल" असे संबोधिलेले आहे) उक्त प्रारूप विकास योजना, उक्त अधिनियमाच्या कलम २८ (४) अन्वये जनतेच्या अवलोकनार्थ प्रसिद्ध केली असून, त्याबाबतची सूचना भाग एक--पुणे विभागीय पुरवणीमध्ये जून २२-२८, २०२३ रोजी प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरण यांनी उक्त प्रारूप विकास योजना उक्त फेरबदलांसह शासनास पत्र क्र. ९१३, दिनांक १ जून २०२३ अन्वये सादर केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार उक्त प्रारूप विकास योजनेबाबत आवश्यक त्या चौकशीनंतर, तसेच संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त प्रारूप विकास योजना मंगळवेढा नगरपरिषद (दुसरी सुधारित) सोबत जोडलेल्या परिशिष्ट-अ मधील (SM-१ ते SM-११) या फेरबदलांसह भागशः मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार, तसेच इतर अनुषंगिक शक्तींचा वापर करून शासन खालीलप्रमाणे आदेश पारित करित आहे :-

- मंगळवेढा नगरपरिषदेच्या दुसऱ्या सुधारित विकास योजनेस, (भागशः क्षेत्र) सोबतच्या परिशिष्ट-अ मधील (SM-१ ते SM-११) या फेरबदलांसह, तसेच शासन सूचना क्र. टीपीएस-१७२३/१६४७/प्र.क्र.५३/२०२५/वि.यो. मंजुरी/नवि-१३, दिनांक ३ जुलै २०२५ सोबत जोडलेल्या परिशिष्ट-ब मधील (EP-१ ते EP-१८) सारभूत स्वरूपाचे बदल वगळून, शासनाची मंजुरी देण्यात येत आहे.
- महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, २०२४ चे कलम ३१ चे उपकलम (१) (दोन्ही) मधील सुधारित परंतुकातील तरतुदीनुसार मंगळवेढा नगरपरिषदेच्या दुसऱ्या सुधारित विकास योजना (भागशः क्षेत्र) मंजुरीसाठी दिनांक ३ जुलै २०२५ हा दिवस धरून त्या दिवसापर्यंत मुदतवाढ मंजूर करणेत येत आहे.
- मंगळवेढा नगरपरिषदेची दुसरी सुधारित भागशः मंजूर विकास योजना, सदर अधिसूचना शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसानंतर अमलात येईल.

टीप :-

- मंगळवेढा नगरपरिषदेच्या दुसऱ्या सुधारित मंजूर विकास योजनेत जी आरक्षणे / नामाभिधान / नामनिर्देशने सोबतच्या परिशिष्ट-अ व परिशिष्ट-ब मध्ये नमूद नाहीत, अशी आरक्षणे त्या-त्या प्रयोजनासाठी दर्शविण्यात आल्यानुसार मंजूर करणेत येत आहेत.
- मंगळवेढा नगरपरिषदेच्या दुसऱ्या सुधारित मंजूर विकास योजनेच्या अहवालात नमूद केलेले आरक्षणाचे क्षेत्र अंदाजे असून, अंतिम विकास योजनेत नकाशावर दर्शविलेल्या आरक्षणाच्या हद्दीनुसार जागेवर प्रत्यक्ष मोजणीनुसारचे क्षेत्र अंतिम राहील.
- मंगळवेढा नगरपरिषदेच्या दुसऱ्या सुधारित मंजूर विकास योजनेत दर्शविलेल्या रस्त्यांच्या कोपरा गोलाईकरिता (Corner Rounding) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील (UDCPR) विनियम क्र. ३.३.१२ मधील तरतुदी लागू राहतील.
- मंगळवेढा नगरपरिषदेची दुसरी सुधारित मंजूर विकास योजना जनतेच्या अवलोकनार्थ कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत मुख्याधिकारी, मंगळवेढा नगरपरिषद, तालुका मंगळवेढा, जिल्हा सोलापूर यांच्या कार्यालयात सदर विकास योजना अमलात आल्याच्या दिनांकापासून एक महिन्यापर्यंत उपलब्ध करणेत येत आहे.

परिशिष्ट - अ

विकास योजना मंगळवेढा नगरपरिषद (दुसरी सुधारित)

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३१ (१) अन्वये शासनाने मंजूर केलेले फेरबदल (शासन अधिसूचना क्र. टीपीएस-१७२३/१६४७/प्र.क्र.५३/२०२५/वि.यो.मंजुरी/नवि-१३, दिनांक ३ जुलै २०२५ सोबतचे परिशिष्ट - अ)

Sr. No.	Sanc-tioned Modifi-cation No.	Proposal as Published under Section 26 of MR and TP Act, 1966.	Proposal submitted to Government under Section 30 of the MR and TP Act, 1966	Modification of Sanctioned by the Government under Section 31 (1) of MR and TP Act, 1966.
1	2	3	4	5
1.	SM-1	12.00 mtrs. wide proposed DP road from Datta Medical to Borale Naka.	M-1 Width of 12.00 mtrs. wide proposed DP road from Datta Medical to Borale Naka is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-1 Width of 12.00 mtrs. wide proposed DP road from Datta Medical to Borale Naka is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone as shown on Plan.

परिशिष्ट - अ-चालू

1	2	3	4	5
2.	SM-2	12.00 mtrs. wide proposed DP road from Saraf Lane, Kazi Lane, Khatik Lane, Wathare Lane to Borale Ves.	M-2 Width of 12.00 mtrs. wide proposed DP road from Saraf Lane, Kazi Lane, Khatik Lane, Wathare Lane to Borale Ves is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-2 Width of 12.00 mtrs. wide proposed DP road from Saraf Lane, Kazi Lane, Khatik Lane, Wathare Lane to Borale Ves is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone as shown on Plan.
3.	SM-3	12.00 mtrs. wide proposed DP road from Saraf Lane to Marwadi Lane.	M-3 Width of 12.00 mtrs. wide proposed DP road from Saraf Lane to Marwadi Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-3 Width of 12.00 mtrs. wide proposed DP road from Saraf Lane to Marwadi Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone as shown on Plan.
4.	SM-4	12.00 mtrs. wide proposed DP road from Hazare Lane to Saraf Lane to Kazi Lane to Marwadi Lane.	M-4 Width of 12.00 mtrs. wide proposed DP road from Hazare Lane to Saraf Lane to Kazi Lane to Marwadi Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-4 Width of 12.00 mtrs. wide proposed DP road from Hazare Lane to Saraf Lane to Kazi Lane to Marwadi Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone / reservation.
5.	SM-5	12.00 mtrs. wide proposed DP road from Gaibipir Dargah, Saraf Lane to Rajhans Chowk.	M-5 Width of 12.00 mtrs. wide proposed DP road from Gaibipir Dargah, Saraf Lane to Rajhans Chowk is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-5 Width of 12.00 mtrs. wide proposed DP road from Gaibipir Dargah, Saraf Lane to Rajhans Chowk is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone / reservation.
6.	SM-6	12.00 mtrs. wide proposed DP road from Hazare Lane to Muralidhar Chowk.	M-6 Width of 12.00 mtrs. Wide proposed DP road from Hazare Lane to Muralidhar Chowk is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-6 Width of 12.00 mtrs. Wide proposed DP road from Hazare Lane to Muralidhar Chowk is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.
7.	SM-7	12.00 mtrs. wide proposed East - West DP road of Mane (Nhavi) Lane.	M-7 Width of 12.00 mtrs. wide proposed East-West DP road of Mane (Nhavi) Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-7 Width of 12.00 mtrs. wide proposed East - West DP road of Mane (Nhavi) Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone / reservation.
8.	SM-8	12.00 mtrs. wide proposed DP road from Lale Shop to Makandar Lane.	M-8 Width of 12.00 mtrs. wide proposed DP road from Lale Shop to Makandar Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-8 Width of 12.00 mtrs. wide proposed DP road from Lale Shop to Makandar Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone / reservation.

परिशिष्ट - अ-चालू

1	2	3	4	5
9.	SM-9	12.00 mtrs. wide proposed DP road from Shivpremi Chowk to Pandharpur Road via Mulani Lane.	M-9 Width of 12.00 mtrs. wide proposed DP road from Shivpremi Chowk to Pandharpur Road via Mulani Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-9 Width of 12.00mtrs. wide proposed DP road from Shivpremi Chowk to Pandharpur Road via Mulani Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone / reservation.
10.	SM-10	12.00 mtrs. wide proposed DP road from Dattu Lane Police Chowky to Damaji Road.	M-10 Width of 12.00 mtrs. wide proposed DP road from Dattu Lane Police Chowky to Damaji Road is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-10 Width of 12.00 mtrs. wide proposed DP road from Dattu Lane Police Chowky to Damaji Road is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone / reservation.
11.	SM-11	9.00 mtrs. wide proposed East-West DP road starting from North-South 18.00 mtrs. Road upto "Damaji High School".	M-12 9.00 mtrs. wide proposed East-West DP road starting from North-South 18.00 mtrs. Road upto "Damaji High School" is proposed to be shifted towards Northern side and area under original alignment of the said road is proposed to be included in the Residential Zone.	SM-11 9.00 mtrs. wide proposed East-West DP road starting from North-South 18.00 mtrs. Road upto "Damaji High School" is retained as per the plan published under Section 26.

सदरची अधिसूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in (कायदे / नियम) या संकेतस्थळावर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे नावाने व आदेशाने,

प्रणव कर्पे,
अवर सचिव,
महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

**Madam Kama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai-400 032**

Dated : 3rd July 2025

The Maharashtra Regional and Town Planning Act, 1966

NOTIFICATION

No. TPS-1723/1647/CR.53/2025/D.P. Sanction/UD-13.— Whereas, the Mangalwedha Municipal Council District Solapur being the Planning Authority within its jurisdiction (hereinafter referred to as "the said Planning Authority"), vide its Resolution No. 1102, dated 2nd February 2021 declared its intention under Section 23 (1), read with Section 38 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to "the said Act") to prepare Draft Development Plan for the Mangalwedha Municipal Council (Second Revised) (hereinafter referred to as "the said Draft Development Plan") and Notice of such declaration was published at Official Gazette, Part One--Pune Divisional Supplement, June 24-30, 2021, Page No. 20 ;

and whereas, the said Planning Authority after carrying out Survey of the entire land of the said area within its jurisdiction as required under Section 25 of the said Act and *vide* its Resolution No. 61, dated 1st November 2022 decided to publish a Notice in the Official Gazette, December 1-7, 2022 for inviting objections or suggestions in respect of the said Draft Development Plan prepared by it under sub-section (1) of Section 26 of the said Act ;

and whereas, after considering the suggestions and objections received in respect of the Draft Development Plan, the Planning Committee, set up under Section 28 (2) of the said Act, submitted its report to the said Planning Authority dated 28th February 2023 ;

and whereas, the said Planning Authority *vide* its Resolution No.138, dated 9th May 2023, made certain Modifications in the published Draft Development Plan under sub-section (4) of Section 28 of the said Act and published the Draft Development Plan so modified (hereinafter referred to as the "said Modifications") for information of the public under sub- section (4) of Section 28 of the said Act by a Notice published in the official Gazette, Part One--Pune Divisional Supplement, June 22-28, 2023 ;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan *vide* its Marathi Letter No. 913, dated 1st June 2023 to the Government for its Sanction ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, the Government is of the opinion that the said Draft Development Plan for the Mangalwedha Municipal Council (Second Revised), should be sanctioned partly, along with the Modifications shown in SCHEDULE-A (as SM-1 to SM-11) appended hereto ;

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the Said Act and of all other powers enabling it on that behalf, the Government hereby :-

- (a) Accords Sanction to the Development Plan for the Mangalwedha Municipal Council (Second Revised), for part area along with the Modifications shown in Schedule-A (as SM-1 to SM-11) as specified in SCHEDULE-A, excluding the substantial Modifications (as EP-1 To EP-18) as specified in SCHEDULE-B appended to the Notice No. TPS-1723/1647/CR.53/2025/E.P. Publish/UD-13. dated 3rd July 2025.
- (b) Extends the Period prescribed under amended proviso to sub-section (1) (two) of Section 31 of the principal Act under Section 3 of the Maharashtra Regional Planning and Town Planning (Amendment) Ordinance, 2024 for sanctioning the Development Plan for the Mangalwedha Municipal Council (Second Revised), for part area up to and inclusive of dated 3rd July 2025.
- (c) The Development Plan for the Mangalwedha Municipal Council (Second Revised), for part area has been approved through this Notification, and the said Notification shall come into effect after 30 days from the date of its publication in the Official Gazette.

Note :-

1. The Reservations / Allocations / Designations which do not appear in the SCHEDULE- A and SCHEDULE-B appended hereto, are hereby sanctioned for the respective purposes as designated in the sanctioned Development Plan for the Mangalwedha Municipal Council (Second Revised) ;
2. Areas of reserved sites mentioned in the report of the Development Plan for the Mangalwedha Municipal Council (Second Revised) are approximate and subject to actual measurement on site as per boundaries shown on the Final Development Plan.
3. In the said Development Plan for the Mangalwedha Municipal Council (Second Revised) Corner Rounding should be considered as per the provision of Regulation No. 3.3.12 of the Unified Development Control and Promotion Regulations (UDCPR).
4. The Development Plan for the Mangalwedha Municipal Council (Second Revised) Sanctioned by the State Government *vide* this Notification shall be kept open for inspection by the general public during office hours on all working days for a period of one month from the date of coming into force of this Notification, in the Office of the Chief Officer Mangalwedha Municipal Council, Mangalwedha District Solapur.

Schedule - A**Development Plan of Mangalwedha Municipal Council (Second Revised)**

**Accompaniment to the Notification No. TPS-1723/1647/CR.-53/2025/DP Sanction/UD-13,
dated 3rd July 2025**

SCHEDULE OF MODIFICATIONS

Sr. No.	Sanctioned Modification No.	Proposal as Published under Section 26 of MR and TP Act, 1966.	Proposal submitted to Government under Section 30 of the MR and TP Act, 1966	Modification of Sanctioned by the Government under Section 31 (1) of MR and TP Act, 1966.
1	2	3	4	5
1.	SM-1	12.00 mtrs. wide proposed DP road from Datta Medical to Borale Naka.	M-1 Width of 12.00 mtrs. wide proposed DP road from Datta Medical to Borale Naka is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-1 Width of 12.00 mtrs. wide proposed DP road from Datta Medical to Borale Naka is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone as shown on Plan.
2.	SM-2	12.00 mtrs. wide proposed DP road from Saraf Lane, Kazi Lane, Khatik Lane, Wathare Lane to Borale Ves.	M-2 Width of 12.00 mtrs. wide proposed DP road from Saraf Lane, Kazi Lane, Khatik Lane, Wathare Lane to Borale Ves is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-2 Width of 12.00 mtrs. wide proposed DP road from Saraf Lane, Kazi Lane, Khatik Lane, Wathare Lane to Borale Ves is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone as shown on Plan.
3.	SM-3	12.00 mtrs. wide proposed DP road from Saraf Lane to Marwadi Lane.	M-3 Width of 12.00 mtrs. wide proposed DP road from Saraf Lane to Marwadi Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-3 Width of 12.00 mtrs. wide proposed DP road from Saraf Lane to Marwadi Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone as shown on Plan.
4.	SM-4	12.00 mtrs. wide proposed DP road from Hazare Lane to Saraf Lane to Kazi Lane to Marwadi Lane.	M-4 Width of 12.00 mtrs. wide proposed DP road from Hazare Lane to Saraf Lane to Kazi Lane to Marwadi Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-4 Width of 12.00 mtrs. wide proposed DP road from Hazare Lane to Saraf Lane to Kazi Lane to Marwadi Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone / reservation.
5.	SM-5	12.00 mtrs. wide proposed DP road from Gaibipir Dargah, Saraf Lane to Rajhans Chowk.	M-5 Width of 12.00 mtrs. wide proposed DP road from Gaibipir Dargah, Saraf Lane to Rajhans Chowk is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-5 Width of 12.00 mtrs. wide proposed DP road from Gaibipir Dargah, Saraf Lane to Rajhans Chowk is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone / reservation.
6.	SM-6	12.00 mtrs. wide proposed DP road from Hazare Lane to Muralidhar Chowk.	M-6 Width of 12.00 mtrs. Wide proposed DP road from Hazare Lane to Muralidhar Chowk is reduced to 9.00	SM-6 Width of 12.00 mtrs. Wide proposed DP road from Hazare Lane to Muralidhar Chowk is reduced to 9.00

SCHEDULE - B--Contd.

1	2	3	4	5
			mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.
7.	SM-7	12.00 mtrs. wide proposed East - West DP road of Mane (Nhavi) Lane.	M-7 Width of 12.00 mtrs. wide proposed East-West DP road of Mane (Nhavi) Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-7 Width of 12.00 mtrs. wide proposed East - West DP road of Mane (Nhavi) Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone / reservation.
8.	SM-8	12.00 mtrs. wide proposed DP road from Lale Shop to Makandar Lane.	M-8 Width of 12.00 mtrs. wide proposed DP road from Lale Shop to Makandar Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-8 Width of 12.00 mtrs. wide proposed DP road from Lale Shop to Makandar Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone / reservation.
9.	SM-9	12.00 mtrs. wide proposed DP road from Shivpremi Chowk to Pandharpur Road via Mulani Lane.	M-9 Width of 12.00 mtrs. wide proposed DP road from Shivpremi Chowk to Pandharpur Road via Mulani Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-9 Width of 12.00mtrs. wide proposed DP road from Shivpremi Chowk to Pandharpur Road via Mulani Lane is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone / reservation.
10.	SM-10	12.00 mtrs. wide proposed DP road from Dattu Lane Police Chowky to Damaji Road.	M-10 Width of 12.00 mtrs. wide proposed DP road from Dattu Lane Police Chowky to Damaji Road is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	SM-10 Width of 12.00 mtrs. wide proposed DP road from Dattu Lane Police Chowky to Damaji Road is reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone / reservation.
11.	SM-11	9.00 mtrs. wide proposed East-West DP road starting from North-South 18.00 mtrs. Road upto "Damaji High School".	M-12 9.00 mtrs. wide proposed East-West DP road starting from North-South 18.00 mtrs. Road upto "Damaji High School" is proposed to be shifted towards Northern side and area under original alignment of the said road is proposed to be included in the Residential Zone.	SM-11 9.00 mtrs. wide proposed East-West DP road starting from North-South 18.00 mtrs. Road upto "Damaji High School" is retained as per the plan published under Section 26.

This Notification shall also be made available on the Government web-site www.maharashtra.gov.in (Acts and Rules).

By Order and in the name of Governor of Maharashtra,

PRANAV KARPE,

Under Secretary to Government.

नगर विकास विभाग

**मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,
चौथा मजला, मुख्य इमारत,
मंत्रालय, मुंबई-४०० ०३२**

दिनांक : ३ जुलै २०२५

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

क्रमांक टीपीएस-१७२३/१६४७/प्र.क्र.५३/२०२५/ई.पी.-प्रसिद्धी/नवि-१३.— ज्याअर्थी, मंगळवेढा नगरपरिषद, जिल्हा सोलापूर (यापुढे "उक्त नियोजन प्राधिकरण" असे संबोधिलेले आहे) या उक्त नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम, ३७ वा) (यात यापुढे "उक्त अधिनियम" असे संबोधिलेले आहे) चे कलम २३ (१) सहकलम ३८ (१) अन्वयेच्या तरतुदीनुसार व त्यासह कलम २३ अन्वयेच्या तरतुदीनुसार ठराव क्र. ११०२, दिनांक २ फेब्रुवारी २०२१ अन्वये प्रारूप विकास योजना मंगळवेढा नगरपरिषद (दुसरी सुधारित) (यात यापुढे "उक्त प्रारूप विकास योजना" असे संबोधिलेले आहे) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, भाग एक-पुणे विभागीय पुरवणी, जून २४-३०, २०२१, पृष्ठ २० वर प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये तिच्या हद्दीतील क्षेत्राचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६ (१) अन्वये प्रसिद्ध करण्यास ठराव क्र. ६१, दिनांक १ नोव्हेंबर २०२२ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, भाग एक-विभागीय पुरवणीमध्ये डिसेंबर १-७, २०२२ रोजी सूचना / हरकती मागविण्यासाठी प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८ (२) नुसार स्थापन केलेल्या नियोजन समितीने तिचा अहवाल उक्त नियोजन प्राधिकरणाकडे दिनांक २८ फेब्रुवारी २०२३ रोजी सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने नियोजन समितीचा अहवाल विचारात घेऊन उक्त अधिनियमाच्या कलम २८ (४) अन्वये उक्त प्रारूप विकास योजनेत काही बदल करून, ठराव क्र. १३८, दिनांक ९ मे २०२३ अन्वये असे बदल प्रसिद्ध करण्याचे ठरवून, या बदलांसह (यात यापुढे "उक्त फेरबदल" असे संबोधिलेले आहे) उक्त प्रारूप विकास योजना, उक्त अधिनियमाच्या कलम २८ (४) अन्वये जनतेच्या अवलोकनार्थ प्रसिद्ध केली असून, त्याबाबतची सूचना भाग एक-पुणे विभागीय पुरवणीमध्ये जून २२-२८, २०२३ रोजी प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरण यांनी उक्त प्रारूप विकास योजना उक्त फेरबदलांसह शासनास पत्र क्र. ९१३, दिनांक १ जून २०२३ अन्वये सादर केली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार उक्त विकास योजनेबाबत आवश्यक त्या चौकशीनंतर, तसेच संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला मसलत केल्यानंतर उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार मंगळवेढा नगरपरिषदेच्या दुसऱ्या सुधारित विकास योजनेस, शासन अधिसूचना क्र. टीपीएस-१७२३/१६४७/प्र.क्र.५३/२०२५/वि.यो. मंजुरी/नवि-१३, दिनांक ३ जुलै २०२५ अन्वये परिशिष्ट-अ मधील (SM-१ ते SM-११) या फेरबदलांसह व सूचना क्र. टीपीएस-१७२३/१६४७/प्र.क्र.५३/२०२५/ई.पी.प्रसिद्धी/नवि-१३, दिनांक ३ जुलै २०२५ अन्वये त्यासोबतच्या परिशिष्ट-ब मधील (EP-१ ते EP-१८) सारभूत स्वरूपाचे फेरबदल वगळून भागशः मंजुरी देण्यात आली आहे ;

आणि ज्याअर्थी, उक्त परिशिष्ट-ब मधील सारभूत स्वरूपाचे फेरबदल मंगळवेढा नगरपरिषदेच्या दुसऱ्या सुधारित विकास योजनेतून वगळले असून सदर वगळलेले सारभूत स्वरूपाचे फेरबदल विकास योजना नकाशावर (ई.पी.-१ ते ई.पी.-१८) दर्शविले आहेत ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील, तसेच या अनुषंगिक शासनास असलेल्या शक्तींचा वापर करून शासन खालीलप्रमाणे आदेश पारित करित आहे :--

- अ. सोबत जोडलेल्या परिशिष्ट-ब नुसार मंगळवेढा नगरपरिषदेच्या दुसऱ्या सुधारित विकास योजनेतून वगळलेल्या सारभूत स्वरूपाचे फेरबदलांबाबत (ई.पी.-१ ते ई.पी.-१८) प्रस्तुत सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झालेल्या दिनांकापासून एक महिन्याच्या आत जनतेकडून सूचना / हरकती मागविण्यात येत आहेत.
- ब. सहसंचालक, नगर रचना, पुणे विभाग, पुणे यांची उक्त अधिनियमाच्या कलम ३१ (२) अन्वये उपरोक्त "अ" मध्ये नमूद, सारभूत स्वरूपाचे प्रसिद्ध फेरबदलांबाबत (ई.पी.-१ ते ई.पी.-१८) विहित मुदतीत प्राप्त हरकती / सूचनांबाबत सुनावणी देणेसाठी व त्याबाबतचा अहवाल शासनास पुढील कार्यवाहीसाठी सादर करणेसाठी "अधिकारी" म्हणून नियुक्ती करण्यात येत आहे.

सदर सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या विहित कालमर्यादेत सोबतच्या परिशिष्ट-ब मधील सारभूत फेरबदलानुषंगाने प्राप्त होणाऱ्या हरकती / सूचना सहसंचालक, नगर रचना, पुणे विभाग, पुणे, कक्ष क्र. २१२, दुसरा मजला, नवीन प्रशासकीय इमारत, विधानभवनासमोर, पुणे-४११ ००१ यांचेकडे, स्वीकारून त्या विचारात घेण्यात येतील.

सदर सूचना त्यासोबतच्या परिशिष्ट-ब सह आणि प्रस्तावित सारभूत बदल दर्शविणाऱ्या नकाशासह जनतेच्या अवलोकनार्थ खालील कार्यालयात कार्यालयीन कामकाजाच्या वेळेत व दिवशी उपलब्ध करणेत येत आहेत.

(१) सहसंचालक, नगर रचना, पुणे विभाग, २१२, ए विंग, नवीन प्रशासकीय इमारत, पुणे.

(२) सहायक संचालक, नगर रचना, सोलापूर शाखा, आय.सी.आय.सी.आय. बँकेच्यावर, पार्क चौक, सोलापूर-४१३ ००१.

(३) मुख्याधिकारी, मंगळवेढा नगरपरिषद, मंगळवेढा, जिल्हा सोलापूर.

परिशिष्ट - ब

विकास योजना मंगळवेढा नगरपरिषद (दुसरी सुधारित)

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३१ (१) अन्वये शासनाने प्रसिद्ध केलेले सारभूत स्वरूपाचे फेरबदल (शासन सूचना क्र. टीपीएस-१७२३/१६४७/प्र.क्र.५३/२०२५/ ई.पी.प्रसिद्धी /नवि-१३, दिनांक ३ जुलै २०२५ सोबतचे परिशिष्ट-ब)

Sr. No.	Ex-cluded Part	Proposal as Published under Section 26 of MR and TP Act, 1966.	Proposal submitted to Government under Section 30 of MR and TP Act, 1966	Modification of substantial nature proposed by the Government under Section 31 (1) of MR and TP Act, 1966.
1	2	3	4	5
1.	EP-1	C.T.S. No. 469/1/A/B/C proposed Public/ Semi-Public Zone.	M-11 Area of land bearing C.T.S. No. 469/ 1/A/B/C is deleted from Public / Semi-Public Zone and proposed to be included in Residential Zone as shown on Plan.	EP-1 Area of land bearing C.T.S. No. 469/ 1/A/B/C is deleted from Public / Semi-Public Zone and proposed to be included in Residential Zone as shown on Plan.
2.	EP-2	C.T.S. No. 268/1/1, Public / Semi-Public Zone.	M-13 Area of land bearing C.T.S. No. 268/ 1/1 is deleted from Public / Semi-Public Zone and proposed to be included in Residential Zone as shown on Plan.	EP-2 Area of land bearing C.T.S. No. 268/ 1/1 is deleted from Public / Semi-Public Zone and proposed to be included in Residential Zone as shown on Plan.
3.	EP-3	Reservation No. 2, Garden.	M-14 Area of land bearing C.T.S. No. 29 under Res. No. 2, Garden is deleted from the said Reservation and proposed to be included in Residential Zone as shown on plan.	EP-3 1. Area of land bearing C.T.S. No. 29 under Res. No. 2, Garden is deleted from the said Reservation and proposed to be included in Residential Zone as shown on plan. II. Remaining area of the Reservation No. 2, "Garden" is retained and re-designated as Playground.
4.	EP-4	Reservation No. 12, Garden.	M-15 Reservation No. 12, Garden is proposed to be deleted and total area there under is included in Residential Zone. Original Site No. 12 is proposed to be shifted in C.T.S. No. 4602 (Part) as shown on plan.	EP-4 Reservation No. 12, Garden is proposed to be deleted and total area there under is included in Residential Zone. Original Site No. 12 is proposed to be shifted in C.T.S. No. 4602 (Part) as shown on plan.

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5	EP-5	Reservation No. 11, Parking.	M-16 Reservation No. 11, Parking is proposed to be deleted and total area there under is included in Residential Zone. Original Site No. 11 is proposed to be shifted in C.T.S. No. 4679 (Part) and C.T.S. No. 4667 (Part) as shown on plan.	EP-5 Reservation No. 11, Parking is proposed to be deleted and total area there under is included in Residential Zone. Original Site No. 11 is proposed to be shifted in C.T.S. No. 4679 (Part) and C.T.S. No. 4667 (Part) as shown on plan.
6.	EP-6	Reservation No. 10, Playground.	M-17 Reservation No. 10, Playground is proposed to be deleted and area there under is included in Residential Zone. Original Site No.10 is proposed to be shifted in C.T.S. No. 4054 (Part) as shown on plan.	EP-6 I. Original Site No. 10, Playground is proposed to be retained as per the plan published under Section 26. II. Shifted Site No. 10 in the land bearing in C.T.S. No. 4054 (Part) is also retained and re-designated as New Site No. 10-A, "Housing for Dishoused" as shown on plan.
7.	EP-7	Reservation No. 8, Maternity Home.	M-18 Reservation No.8, Maternity Home is proposed to be deleted and total area there under is included in Residential Zone. Original Site No. 8 is proposed to be shifted in C.T.S. No. 271 (Part) as shown on plan.	EP-7 I. Reservation No. 8 is proposed to be retained as per the plan published under Section 26. Designation of the said reservation is changed as Playground. II. Shifting of New Site No. 8, Maternity Home in the C.T.S. No. 271 (Part) is proposed to be refused.
8	EP-8	Reservation No. 24, Town Hall.	M-19 Reservation No. 24, Town Hall is proposed to be deleted and total area there under is included in Residential Zone. Original Site No. 24 is proposed to be shifted in C.T.S. No. 271 (Part) as shown on plan.	EP-8 I. Reservation No. 24, Town Hall is proposed to be retained as per the plan published under Section 26. Designation of the said reservation is changed as Truck Terminus. II. Shifting of New Site No. 24, Town Hall in the C.T.S. No. 271 (Part) is proposed to be refused.
9	EP-9	Public Utility Zone in CTS No. 272 (Part), "Existing Cremation Ground".	M-20 Area admeasuring about 1.27 Acre. from the Public Utility Zone in CTS No. 272 (Part), "Existing Cremation Ground" is deleted from Public Utility Zone and New Site No. 39, "Solid Waste Management" SWM is proposed on the said land as shown on Plan.	EP-9 Area admeasuring about 1.27 Acre. from the Public Utility Zone in CTS No. 272 (Part) "Existing Cremation Ground" is deleted from Public Utility Zone and New Site No.39 "Solid Waste Management" SWM is proposed on the said land as shown on Plan.

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10	EP-10	Reservation No. 25, Truck Terminus on the land bearing C.T.S. No. 1495 (Part).	M-21 Reservation No. 25 on the land bearing C.T.S. No. 1495 (Part) is proposed to be re-designated as Sewage Treatment Plant (STP) as shown on Plan.	EP-10 Reservation No. 25 on the land bearing C.T.S. No. 1495 (Part) is proposed to be re-designated as Sewage Treatment Plant (STP) as shown on Plan.
11	EP-11	Reservation No.21, Park on the land bearing C.T.S. No. 2097.	M-22 I. Reservation No. 21, Park on the land bearing C.T.S. No. 2097 is proposed to be deleted and included in the Residential Zone. II. This original Site No. 21 is proposed to be shifted on the land bearing CTS No. 4054 (Part) and C.T.S. No. 3956 as shown on plan.	EP-11 I. Reservation No. 21, Park on the land bearing C.T.S. No. 2097 is proposed to be deleted and included in the Residential Zone. II. This original Site No. 21 is proposed to be shifted on the land bearing CTS No. 4054 (Part) and C.T.S. No. 3956 as shown on plan.
12	EP-12	18.00 mtrs. wide proposed DP road from Chokha Mela Chowk to Mangalwedha SDO Office.	M-23 Width of 18.00 mtrs. wide proposed DP road from Chokha Mela Chowk to Mangalwedha SDO Office is proposed to be reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	EP-12 Width of 18.00 mtrs. wide proposed DP road from Chokha Mela Chowk to Mangalwedha SDO Office is proposed to be reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.
13	EP-13	Reservation No. 29, Mutton Market.	M-24 I. Reservation No. 29, Mutton Market is proposed to be deleted and total area there under is included in the Residential Zone. II. This Original Site No. 29 is proposed to be shifted on the land bearing CTS No. 276 (Part) as shown on plan.	EP-13 I. Reservation No. 29 is retained as per plan published under Section 26 with change in designation as Shopping Center. II. Shifting of Site No. 29 is refused and instead of that New Site No. 8-C, Mutton Market is proposed on the land bearing C.T.S. No. 276 (Part) and C.T.S. No. 272 (Part) as on Plan.
14	EP-14	Reservation No. 4, Parking.	M-25 Reservation No. 4 is proposed to be retained and re-designated as Site No. 4, "Garden".	EP-14 Reservation No. 4 is proposed to be retained and re-designated as Site No. 4, "Playground".
15	EP-15	Residential Zone in CTS No. 272 (Part).	M-26 New Reservation No. 40, Parking is proposed on the land bearing C.T.S. No. 272 (Part) as shown on Plan.	EP-15 New Reservation No. 40, Parking is proposed on the land bearing C.T.S.No.272 (Part) as shown on Plan.

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16	EP-16	Residential Zone and Cremation Ground in C.T.S. No. 276 and 12 mtr. wide DP road in C.T.S. No. 271 (Part).	Residential Zone and Cremation Ground in C.T.S. No. 276 (Part).	<p>EP-16</p> <p>I. Cremation Ground is proposed to be retained as per the Plan published under Section 26.</p> <p>II. New Site No. 8-A, "Hospital" is proposed on the land bearing C.T.S. No. 271 (Part) as shown on Plan. The appropriate authority for the said reservation is Health Department, Government of Maharashtra (Medical Superintendent, Rural Hospital Mangalwedha).</p> <p>III. New Site No. 8-B, "Fire Brigade" is proposed on the land bearing C.T.S. Nos. 271 (Part), 276 (Part) and 272 (Part) as shown on Plan.</p> <p>IV. New Site No. 8-C, "Mutton Market" is proposed on the land bearing C.T.S. Nos. 272 (Part) and 276 (Part) as shown on Plan.</p> <p>V. Alignment of 12.00 mtrs. wide proposed DP Road in C.T.S. No. 271 (Part) is slightly shifted towards Northern Side as shown on Plan and area so deleted from the said road is included in the proposed Site No. 8-A, "Hospital" as shown on Plan.</p> <p>VI. New Site No. 8-D, "Housing for Urban Poor" is proposed on the land bearing C.T.S. No. 276 (Part) and C.T.S. No. 277 (Part) as shown on Plan.</p>
17	EP-17	Reservation No. 6, Fire Brigade Centre in the land bearing C.T.S. No. 2269 (P), C.T.S. No. 2270 (P), C.T.S. No. 2271 (P).	<p>I. Reservation No. 6, Fire Brigade Centre in the is proposed to be shifted in the land bearing C.T.S. No. 272 (P.), C.T.S. No. 276 (P.) as shown on plan.</p> <p>II. New Site No. 6-A, Town Hall is proposed on the land bearing C.T.S. No. 26 (Part), C.T.S. No. 2269 (P.), C.T.S. No. 2270 (P.), C.T.S. No. 2271 (P.) as shown on plan.</p>	<p>EP-17</p> <p>I. New Site No. 8-B, "Fire Brigade" Centre in the is proposed to be shifted in the land bearing C.T.S. No. 272 (P.), C.T.S. No. 276 (P.) as shown on plan.</p> <p>II. New Site No. 6-A, Town Hall is proposed on the land bearing C.T.S. No. 26 (Part) C.T.S. No. 2269 (P.), C.T.S. No. 2270 (P.), C.T.S. No. 2271 (P) as shown on plan.</p>

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18	EP-18	18.00 mtrs. wide DP Road between Shivpremi Chowk to Chokhamela Chowk.	Width and alignment of the 18.00 mtrs. Wide DP Road between Shivpremi Chowk to Chokhamela Chowk is proposed to be shown as per the acquisition and TILR measurement Plan as shown on Plan.	EP-18 Width and alignment of the 18.00 mtr. Wide DP Road between Shivpremi Chowk to Chokhamela Chowk is proposed to be shown as per the acquisition and TILR measurement Plan as shown on Plan.

सदरची सूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in (कायदे / नियम) या संकेतस्थळावर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे नावाने व आदेशाने,

प्रणव कर्पे,
अवर सचिव,
महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

**Madam Kama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai-400 032**

Dated : 3rd July 2025

The Maharashtra Regional and Town Planning Act, 1966.

NOTICE

No. TPS-1723/1647/CR.53/2025/EP-Publish/UD-13.— Whereas, the Mangalwedha Municipal Council, District Solapur being the Planning Authority within its jurisdiction (hereinafter referred to as “the said Planning Authority”), *vide* its Resolution No. 1102, dated 2nd February 2021 declared its intention under Section 23 (1), read with Section 38 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to “the said Act”) to prepare Draft Development Plan for the Mangalwedha Municipal Council (Second Revised) (hereinafter referred to as “the said Draft Development Plan”) and notice of such declaration was published at the Official Gazette, Part One--Pune Divisional Supplement, June 24-30, 2021, on Page No. 20 ;

and whereas, the said Planning Authority after carrying out Survey of the entire land of the said area within its jurisdiction as required under Section 25 of the said Act and *vide* its Resolution No. 61, dated 1st November 2022 decided to publish a notice in the Official Gazette, December 1-7, 2022 for inviting objections or suggestions in respect of the said Draft Development Plan prepared by it under sub-section (1) of Section 26 of the said Act ;

and whereas, after considering the suggestions and objections received in respect of the Draft Development Plan, the Planning Committee, set up under Section 28 (2) of the said Act, submitted its report to the said Planning Authority dated 28th February 2023 ;

and whereas, the said Planning Authority *vide* its Resolution No. 138, dated 9 May 2023, made certain Modifications in the published Draft Development Plan under sub-section (4) of Section 28 of the said Act and published the Draft Development Plan so modified (hereinafter referred to as the “said Modifications”) for information of the public under sub-section (4) of Section 28 of the said Act by a notice published in the Official Gazette, Part One--Pune Divisional Supplement, June 22-28, 2023 ;

and whereas, in accordance with the provisions of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Draft Development Plan *vide* its Marathi Letter No. 913, dated 1st June 2023 to the Government for its sanction ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government *vide* Urban Development Department’s Notification No. TPS- TPS-1723/1647/CR.53/2025/

DP Sanction/UD-13. dated 3rd July 2025, has Sanctioned a part of the Development Plan for the Mangalwedha Municipal Council (Second Revised), as specified in SCHEDULE-A (as SM-1 to SM-11) appended to it, excluding the Modifications of substantial nature (EP-1 To EP-18) as specified in SCHEDULE-B appended with this Notice bearing No. TPS-1723/1647/CR.53/2025/EP Publish/UD-13, dated 3rd July 2025 ;

and whereas, the substantial Modifications proposed by the Government in the Development Plan of Mangalwedha Municipal Council (Second Revised), as specified in SCHEDULE-B are excluded from the aforesaid Sanctioned Plan and are shown on the plan and marked as excluded part (EP-1 To EP-18) ;

Now, therefore, in exercise of the powers conferred under Section 31 (1) of the said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby :-

- (a) Gives Notice for inviting suggestions and objections from any person in respect of the proposed Modifications of substantial nature (EP-1 To EP-18) in the specified in the Development Plan of Mangalwedha Municipal Council (Second Revised), as per SCHEDULE-B appended hereto, within a period of one month from the date of publication of this notice in the Official Gazette.
- (b) Appoints the Joint Director of Town Planning, Pune Division, Pune as the "Officer" under Section 31 (2) of the said Act, to hear all the persons filing suggestions and objections as stated in (a) as mentioned above on the proposed Modifications of substantial nature (EP-1 To EP-18) in the Development Plan of Mangalwedha Municipal Council (Second Revised), within the stipulated period and to submit his report thereupon to the Government for further necessary action.

Only the suggestions or objections regarding substantial Modifications mentioned in SCHEDULE-B, that may be received by the Joint Director of Town Planning, Pune Division, Pune, having his office at 212, A-Wing, New Administrative Building, Opposite Council Hall, Pune within the stipulated period of one month from the date of publication of this Notice in the Official Gazette, shall be considered.

Copy of this Notice along with SCHEDULE-B and the plan showing the proposed Modifications of substantial nature shall be made available for inspection to the general public at the following offices during office hours on all working days.

- (i) The Joint Director of Town Planning, Pune Division, 212, A-Wing, New Administrative Building, Opposite Council Hall, Pune.
- (ii) The Assistant Director of Town Planning, Solapur Branch, Above ICICI Bank, Park Chowk, Solapur-413 001.
- iii) The Chief Officer, Mangalwedha Municipal Council, Mangalwedha, District Solapur.

SCHEDULE - B

Development Plan of Mangalwedha

**Accompaniment to Notice No. TPS-1723/1647/CR.-53/2025/E.P.Publish/UD-13,
dated 3rd July 2025**

Modifications of Substantial Nature Excluded Part (E.P.)

Sr. No.	Ex-cluded Part	Proposal as Published under Section 26 of MR and TP Act, 1966.	Proposal submitted to Government under Section 30 of MR and TP Act, 1966	Modification of substantial nature proposed by the Government under Section 31 (1) of MR and TP Act, 1966.
1	2	3	4	5
1.	EP-1	C.T.S. No. 469/1/A/B/C proposed Public/ Semi-Public Zone.	M-11 Area of land bearing C.T.S. No. 469/ 1/A/B/C is deleted from Public / Semi-Public Zone and proposed to be included in Residential Zone as shown on Plan.	EP-1 Area of land bearing C.T.S. No. 469/ 1/A/B/C is deleted from Public / Semi-Public Zone and proposed to be included in Residential Zone as shown on Plan.

2.	EP-2	C.T.S. No. 268/1/1, Public / Semi-Public Zone.	M-13 Area of land bearing C.T.S. No. 268/1/1 is deleted from Public / Semi-Public Zone and proposed to be included in Residential Zone as shown on Plan.	EP-2 Area of land bearing C.T.S. No. 268/1/1 is deleted from Public / Semi-Public Zone and proposed to be included in Residential Zone as shown on Plan.
3.	EP-3	Reservation No. 2, Garden.	M-14 Area of land bearing C.T.S. No. 29 under Res. No. 2, Garden is deleted from the said Reservation and proposed to be included in Residential Zone as shown on plan.	EP-3 1. Area of land bearing C.T.S. No. 29 under Res. No. 2, Garden is deleted from the said Reservation and proposed to be included in Residential Zone as shown on plan. II. Remaining area of the Reservation No. 2, "Garden" is retained and re-designated as Playground.
4.	EP-4	Reservation No. 12, Garden.	M-15 Reservation No. 12, Garden is proposed to be deleted and total area there under is included in Residential Zone. Original Site No. 12 is proposed to be shifted in C.T.S. No. 4602 (Part) as shown on plan.	EP-4 Reservation No. 12, Garden is proposed to be deleted and total area there under is included in Residential Zone. Original Site No. 12 is proposed to be shifted in C.T.S. No. 4602 (Part) as shown on plan.
5	EP-5	Reservation No. 11, Parking.	M-16 Reservation No. 11, Parking is proposed to be deleted and total area there under is included in Residential Zone. Original Site No. 11 is proposed to be shifted in C.T.S. No. 4679 (Part) and C.T.S. No. 4667 (Part) as shown on plan.	EP-5 Reservation No. 11, Parking is proposed to be deleted and total area there under is included in Residential Zone. Original Site No. 11 is proposed to be shifted in C.T.S. No. 4679 (Part) and C.T.S. No. 4667 (Part) as shown on plan.
6.	EP-6	Reservation No. 10, Playground.	M-17 Reservation No. 10, Playground is proposed to be deleted and area there under is included in Residential Zone. Original Site No.10 is proposed to be shifted in C.T.S. No. 4054 (Part) as shown on plan.	EP-6 I. Original Site No. 10, Playground is proposed to be retained as per the plan published under Section 26. II. Shifted Site No. 10 in the land bearing in C.T.S. No. 4054 (Part) is also retained and re-designated as New Site No. 10-A, "Housing for Dishoused" as shown on plan.
7.	EP-7	Reservation No. 8, Maternity Home.	M-18 Reservation No.8, Maternity Home is proposed to be deleted and total area there under is included in Residential Zone. Original Site No. 8 is proposed to be shifted in C.T.S. No. 271 (Part) as shown on plan.	EP-7 I. Reservation No. 8 is proposed to be retained as per the plan published under Section 26. Designation of the said reservation is changed as Playground. II. Shifting of New Site No. 8, Maternity Home in the C.T.S. No. 271 (Part) is proposed to be refused.

SCHEDULE - B--Contd.

1	2	3	4	5
8	EP-8	Reservation No. 24, Town Hall.	M-19 Reservation No. 24, Town Hall is proposed to be deleted and total area there under is included in Residential Zone. Original Site No. 24 is proposed to be shifted in C.T.S. No. 271 (Part) as shown on plan.	EP-8 I. Reservation No. 24, Town Hall is proposed to be retained as per the plan published under Section 26. Designation of the said reservation is changed as Truck Terminus. II. Shifting of New Site No. 24, Town Hall in the C.T.S. No. 271 (Part) is proposed to be refused.
9	EP-9	Public Utility Zone in CTS No. 272 (Part), "Existing Cremation Ground".	M-20 Area admeasuring about 1.27 Acre. from the Public Utility Zone in CTS No. 272 (Part), "Existing Cremation Ground" is deleted from Public Utility Zone and New Site No. 39, "Solid Waste Management" SWM is proposed on the said land as shown on Plan.	EP-9 Area admeasuring about 1.27 Acre. from the Public Utility Zone in CTS No. 272 (Part) "Existing Cremation Ground" is deleted from Public Utility Zone and New Site No.39 "Solid Waste Management" SWM is proposed on the said land as shown on Plan.
10	EP-10	Reservation No. 25, Truck Terminus on the land bearing C.T.S. No. 1495 (Part).	M-21 Reservation No. 25 on the land bearing C.T.S. No. 1495 (Part) is proposed to be re-designated as Sewage Treatment Plant (STP) as shown on Plan.	EP-10 Reservation No. 25 on the land bearing C.T.S. No. 1495 (Part) is proposed to be re-designated as Sewage Treatment Plant (STP) as shown on Plan.
11	EP-11	Reservation No.21, Park on the land bearing C.T.S. No. 2097.	M-22 I. Reservation No. 21, Park on the land bearing C.T.S. No. 2097 is proposed to be deleted and included in the Residential Zone. II. This original Site No. 21 is proposed to be shifted on the land bearing CTS No. 4054 (Part) and C.T.S. No. 3956 as shown on plan.	EP-11 I. Reservation No. 21, Park on the land bearing C.T.S. No. 2097 is proposed to be deleted and included in the Residential Zone. II. This original Site No. 21 is proposed to be shifted on the land bearing CTS No. 4054 (Part) and C.T.S. No. 3956 as shown on plan.
12	EP-12	18.00 mtrs. wide proposed DP road from Chokha Mela Chowk to Mangalwedha SDO Office.	M-23 Width of 18.00 mtrs. wide proposed DP road from Chokha Mela Chowk to Mangalwedha SDO Office is proposed to be reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.	EP-12 Width of 18.00 mtrs. wide proposed DP road from Chokha Mela Chowk to Mangalwedha SDO Office is proposed to be reduced to 9.00 mtrs. as shown on plan. Area so reduced is included in adjacent land use zone.
13	EP-13	Reservation No. 29, Mutton Market.	M-24 I. Reservation No. 29, Mutton Market is proposed to be deleted and total area there under is included in the Residential Zone.	EP-13 I. Reservation No. 29 is retained as per plan published under Section 26 with change in designation as Shopping Center.

SCHEDULE - B--Contd.

1	2	3	4	5
			II. This Original Site No. 29 is proposed to be shifted on the land bearing CTS No. 276 (Part) as shown on plan.	II. Shifting of Site No. 29 is refused and instead of that New Site No. 8-C, Mutton Market is proposed on the land bearing C.T.S. No. 276 (Part) and C.T.S. No. 272 (Part) as on Plan.
14	EP-14	Reservation No. 4, Parking.	M-25 Reservation No. 4 is proposed to be retained and re-designated as Site No. 4, "Garden".	EP-14 Reservation No. 4 is proposed to be retained and re-designated as Site No. 4, "Playground".
15	EP-15	Residential Zone in CTS No. 272 (Part).	M-26 New Reservation No. 40, Parking is proposed on the land bearing C.T.S. No. 272 (Part) as shown on Plan.	EP-15 New Reservation No. 40, Parking is proposed on the land bearing C.T.S.No.272 (Part) as shown on Plan.
16	EP-16	Residential Zone and Cremation Ground in C.T.S. No. 276 and 12 mtr. wide DP road in C.T.S. No. 271 (Part).	Residential Zone and Cremation Ground in C.T.S. No. 276 (Part). I. Reservation No. 6, Fire Brigade Centre in the is proposed to be shifted in the land bearing C.T.S. No. 272 (P.), C.T.S. No. 276 (P.) as shown on plan.	EP-16 I. Cremation Ground is proposed to be retained as per the Plan published under Section 26. II. New Site No. 8-A, "Hospital" is proposed on the land bearing C.T.S. No. 271 (Part) as shown on Plan. The appropriate authority for the said reservation is Health Department, Government of Maharashtra (Medical Superintendent, Rural Hospital Mangalwedha). III. New Site No. 8-B, "Fire Brigade" is proposed on the land bearing C.T.S. Nos. 271 (Part), 276 (Part) and 272 (Part) as shown on Plan. IV. New Site No. 8-C, "Mutton Market" is proposed on the land bearing C.T.S. Nos. 272 (Part) and 276 (Part) as shown on Plan. V. Alignment of 12.00 mtrs. wide proposed DP Road in C.T.S. No. 271 (Part) is slightly shifted towards Northern Side as shown on Plan and area so deleted from the said road is included in the proposed Site No. 8-A, "Hospital" as shown on Plan. VI. New Site No. 8-D, "Housing for Urban Poor" is proposed on the land bearing C.T.S. No. 276 (Part) and C.T.S. No. 277 (Part) as shown on Plan.

SCHEDULE - B--Contd.

1	2	3	4	5
17	EP-17	Reservation No. 6, Fire Brigade Centre in the land bearing C.T.S. No. 2269 (P), C.T.S. No. 2270 (P), C.T.S. No. 2271 (P).	II. New Site No. 6-A, Town Hall is proposed on the land bearing C.T.S. No. 26 (Part), C.T.S. No. 2269 (P.), C.T.S. No. 2270 (P.), C.T.S. No. 2271 (P.) as shown on plan.	EP-17 I. New Site No. 8-B, "Fire Brigade" Centre in the is proposed to be shifted in the land bearing C.T.S. No. 272 (P.), C.T.S. No. 276 (P.) as shown on plan. II. New Site No. 6-A, Town Hall is proposed on the land bearing C.T.S. No. 26 (Part) C.T.S. No. 2269 (P.), C.T.S. No. 2270 (P.), C.T.S. No. 2271 (P) as shown on plan.
18	EP-18	18.00 mtrs. wide DP Road between Shivpremi Chowk to Chokhamela Chowk.	Width and alignment of the 18.00 mtrs. Wide DP Road between Shivpremi Chowk to Chokhamela Chowk is proposed to be shown as per the acquisition and TILR measurement Plan as shown on Plan.	EP-18 Width and alignment of the 18.00 mtr. Wide DP Road between Shivpremi Chowk to Chokhamela Chowk is proposed to be shown as per the acquisition and TILR measurement Plan as shown on Plan.

This Notice is available on the Government of Maharashtra website www.maharashtra.gov.in (Acts / Rules)

By Order and in the name of the Governor of Maharashtra,

PRANAV KARPE,

Under Secretary to the Government.

नगर विकास विभाग

मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,

चौथा मजला, मुख्य इमारत,

मंत्रालय, मुंबई ४०० ०३२

दिनांक : ३ जुलै २०२५

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

क्रमांक टीपीएस-१८२१/९३६/प्र.क्र.६०/ईपी.प्रसिद्धी/२०२२/नवि-१३.— ज्याअर्थी, मौजे येवलेवाडी गावाचा पुणे महानगरपालिका हद्दीमध्ये महाराष्ट्र शासनाच्या क्रमांक पीएमसी-३०१२/२३३/प्र.क्र.३७५/नवि-२२, दिनांक २१ डिसेंबर २०१२ रोजीच्या अधिसूचनेनुसार समावेश करून पुणे महानगरपालिकेच्या हद्दीमध्ये वाढ केली आहे (यात यापुढे "उक्त क्षेत्र" असे संबोधिलेले आहे) ;

आणि ज्याअर्थी, पुणे महानगरपालिका (यापुढे "उक्त नियोजन प्राधिकरण" असे संबोधिलेले आहे) हद्दीतील उक्त क्षेत्राकरिता नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम, ३७ वा) (यापुढे "उक्त अधिनियम" असे संबोधिलेले आहे) चे कलम २३ अन्वयेच्या तरतुदीनुसार ठराव क्र. ७१७, दिनांक २४ जानेवारी २०१४ अन्वये प्रारूप विकास योजना (यापुढे "उक्त विकास योजना" असे संबोधिलेले आहे) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, भाग एक-पुणे विभागीय पुरवणी, जून १२-१८, २०१४, पृष्ठे ५-६ वर प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये तिच्या हद्दीतील उक्त क्षेत्राचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६ (१) अन्वये प्रसिद्ध करण्यास ठराव क्र. ३१२, दिनांक १९ सप्टेंबर २०१७ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, असाधारण भाग एक-विभागीय पुरवणीमध्ये पृष्ठे १ ते ३ वर, दिनांक २० सप्टेंबर २०१७ रोजी सूचना / हरकती मागविण्यासाठी प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त प्रसिद्ध प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८ (२) नुसार स्थापन केलेल्या नियोजन समितीने तिचा अहवाल उक्त नियोजन प्राधिकरणाकडे सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने नियोजन समितीचा अहवाल विचारात घेऊन उक्त अधिनियमाच्या कलम २८ (४) अन्वये उक्त प्रारूप विकास योजनेत काही बदल करून, ठराव क्र. २०४, दिनांक २८ ऑगस्ट २०१८ अन्वये असे बदल प्रसिद्ध करण्याचे ठरवून, या बदलांसह (यापुढे "उक्त फेरबदल" असे संबोधिलेले आहे) प्रारूप विकास योजना उक्त अधिनियमाच्या कलम २८ (४) अन्वये जनतेच्या अवलोकनार्थ प्रसिद्ध केली असून, त्याबाबतची सूचना पुणे विभागीय पुरवणीमध्ये दिनांक ११ ऑक्टोबर २०१८ रोजी पृष्ठे १-५ वर प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरण यांनी उक्त विकास योजना उक्त फेरबदलांसह शासनास पत्र क्र. ४८७, दिनांक १२ ऑक्टोबर २०१८ अन्वये सादर केली आहे.

आणि ज्याअर्थी, मा. सर्वोच्च न्यायालयाने दिनांक ९ सप्टेंबर २०२४ रोजी IA क्र. २७७१/२००९ आणि रिट याचिका क्र. २००२/१९९५ मध्ये दिलेल्या आदेशानुसार, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार शासन अधिसूचना क्रमांक टीपीएस-१८२४/अनौस.३६/प्र.क्र.१४१/२०२४/नवि-१३, दिनांक १५ ऑक्टोबर २०२४ अन्वये उक्त प्रारूप विकास योजनेस त्यासोबत जोडलेल्या परिशिष्ट-अ मधील (SM-१) या बदलापुरती मंजूरी भागशः मंजूरी देण्यात आलेली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार उक्त प्रारूप विकास योजनेबाबत आवश्यक त्या चौकशीनंतर, तसेच संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला मसलत केल्यानंतर उक्त क्षेत्राची प्रारूप विकास योजना, शासन अधिसूचना क्र. टीपीएस-१८२१/९३६/प्र.क्र.६०/वि.यो.मंजूरी/२०२२/नवि-१३, दिनांक ३ जुलै २०२५ अन्वये परिशिष्ट-अ मधील (SM-२ ते SM-३) फेरबदलांसह व सूचना क्र. टीपीएस-१८२१/९३६/प्र.क्र.६०/ईपी.प्रसिद्धी/२०२२/नवि-१३, दिनांक ३ जुलै २०२५ अन्वये त्यासोबतच्या परिशिष्ट-ब मधील (EP-१ ते EP-११) सारभूत स्वरूपाचे बदल वगळून, भागशः मंजूरी देण्यात आली आहे ;

आणि ज्याअर्थी, उक्त नमूद परिशिष्ट-ब मधील सारभूत फेरबदल उक्त मंजूर विकास योजनेतून वगळले असून सदर वगळलेले सारभूत फेरबदल विकास योजना नकाशावर (EP-१ ते EP-११) दर्शविले आहेत ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील, तसेच या अनुषंगिक शासनास असलेल्या शक्तीचा वापर करून शासन खालीलप्रमाणे आदेश पारित करित आहे :-

(अ) सोबत जोडलेल्या परिशिष्ट-ब मध्ये नमूद सारभूत स्वरूपाच्या फेरबदलांबाबत प्रस्तुत सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झालेल्या दिनांकापासून ३० दिवसांच्या आत जनतेकडून सूचना / हरकती मागविण्यात येत आहेत.

(ब) सहसंचालक, नगर रचना, पुणे विभाग, पुणे यांची उक्त अधिनियमाच्या कलम ३१ (२) अन्वये उपरोक्त "अ" मध्ये नमूद, विहित मुदतीत प्राप्त हरकती / सूचनांबाबत सुनावणी देणेसाठी व त्याबाबतचा अहवाल शासनास पुढील कार्यवाहीसाठी सादर करणेसाठी "अधिकारी" म्हणून नियुक्ती करण्यात येत आहे.

सदर सूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसांच्या विहित कालमर्यादेत सोबतच्या परिशिष्ट-ब मधील सारभूत फेरबदलानुषंगाने प्राप्त होणाऱ्या हरकती / सूचना सहसंचालक, नगर रचना, पुणे विभाग, पुणे, कक्ष क्र. २१२, दुसरा मजला, नवीन प्रशासकीय इमारतए विधानभवनासमोर, पुणे-४११ ००१ यांचेकडे स्वीकारून त्या विचारात घेण्यात येतील.

सदर सूचना त्यासोबतच्या परिशिष्ट-ब सह आणि प्रस्तावित सारभूत बदल दर्शविणाऱ्या नकाशासह जनतेच्या अवलोकनार्थ खालील कार्यालयात कार्यालयीन कामकाजाच्या वेळेत व दिवशी उपलब्ध करणेत येत आहेत.

(१) सहसंचालक, नगर रचना, पुणे विभाग, २१२, ए विंग, नवीन प्रशासकीय इमारत, पुणे.

(२) सहायक संचालक, नगर रचना, पुणे शाखा, पुणे.

(३) आयुक्त, पुणे महानगरपालिका, पुणे.

परिशिष्ट - ब

विकास योजना - येवलेवाडी (वा. क्षेत्र)

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३१ (१) अन्वये शासनाने प्रसिद्ध केलेले सारभूत स्वरूपाचे फेरबदल.

(शासन अधिसूचना क्र. टीपीएस-१८२१/९३६/प्र.क्र.६०/२०२२/ईपी.प्रसिद्धी/नवि-१३, दिनांक ३ जुलै २०२५ सोबतचे सहपत्र)

Sr. No.	Ex-cluded Part	Proposals of Draft Development Plan Published under Section 26 of the MR and TP Act, 1966.	Proposals of Draft Development Plan submitted under Section 30 of the MR and TP Act, 1966	Substantial Modification Published by the Government under Section 31 (1)
1	2	3	4	5
1.	EP-1	18 mtrs. wide (East-West) DP road in S. Nos. 40 and 41.	18 mtrs. wide (East-West) DP road in S. Nos. 40 and 41.	i) The alignment of 18 mtrs wide East-West DP road passing through S. Nos. 40 and 41 is proposed to be modified, as shown on plan. Accordingly, land so released is proposed to be included in adjoining Zone. ii) New reservation of "Playground" is to be proposed in S. No. 41, on Northern side of modified alignment of 18 mtrs. wide DP road, as shown on plan.
2.	EP-2	18 mtrs. wide (North-South) DP road in S. Nos. 14, 39, 40, 41 and 67.	18 mtrs. wide (North-South) DP road in S. Nos. 14, 39, 40, 41 and 67.	The alignment of 18 mtrs. wide North-South DP road passing from S. Nos. 41, 67, 39 and 14 is proposed to be deleted and land thereunder is proposed to be included Hill Top Hill Slope Zone.
3.	EP-3	18 mtrs. wide DP road in S. Nos. 31, 32.	18 mtrs. wide DP road in S. Nos. 31, 32.	The alignment of 18 mtrs. wide DP road passing from S. Nos. 31 and 32 is proposed to be extended upto the Reservation No. WPP.-1(Waste Processing Plant) in S. No. 31 as shown on plan.
4.	EP-4	Residential Zone in S. No. 4.	Residential Zone in S. No. 4.	The land admeasuring 0.6 Ha. from S. No. 4 is proposed to be reserved for "Primary School", as shown on plan.
5.	EP-5	Residential Zone in S. No. 31.	Residential Zone in S. No. 31.	The land admeasuring 1.5 Ha. from S. No. 31 is proposed to be reserved for "High School", as shown on plan.
6.	EP-6	Residential Zone in S. No. 34.	Residential Zone in S. No. 34.	The land admeasuring 0.15 Ha. from S. No. 34 is proposed to be reserved for "Dispensary and Maternity Home", as shown on plan.
7.	EP-7	9 mtrs. wide (East-West) road in S. Nos. 4 and 6.	9 mtrs. wide (East-West) road in S. Nos. 4 and 6.	The width of the 9 mtrs. wide East-West DP road in S. Nos. 4 and 6 is proposed to be increased to 15 mtrs. as shown on plan.

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1	2	3	4	5
8.	EP-8	18 mtrs. wide in S. No. 35 and 37.	18 mtrs. wide road in S. Nos. 35 and 37.	The alignment of 18 mtrs. wide DP road passing through boundary of S. Nos. 35 and 37 is proposed to be modified, as shown on plan.
9.	EP-9	9 mtrs. wide (East-West) road in S. Nos. 34 and 35.	9 mtrs. wide (East-West) road in S. Nos. 34 and 35.	The width of the 9 mtrs. wide East-West DP road passing through boundary of S. Nos. 34 and 35 is proposed to be increased to 15 mtrs. as shown on plan.
10.	EP-10	110 mtrs. wide road in S. Nos. 13, 14, 20, 24, 26, 27, 28, 29, 36, 38 and 39.	110 mtrs. wide road in S. Nos. 13, 14, 20, 24, 26, 27, 28, 29, 36, 38 and 39.	i) The width of 110 mtrs. wide proposed DP road passing through S. Nos. 13, 14, 20, 24, 26, 27, 28, 29, 36, 38 and 39 is proposed to be reduced to 65 mtrs. as shown on plan. ii) The land admeasuring 0.3 Ha. from this deleted part of road in S. No. 13 adjacent to 15 mtrs. wide North-South road is proposed to be reserved as "Vegetable Market", as shown on plan.
11.	EP-11	9 mtrs. wide East-West DP road in S. Nos. 33 and 34.	9 mtrs. wide East-West DP road in S. Nos. 33 and 34.	The width of the 9 mtrs. wide East-West DP road from S. Nos. 33 and 34 is proposed to be increased to 15 mtrs. as shown on plan.

सदरची अधिसूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in (कायदे / नियम) या संकेतस्थळावर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे नावाने व आदेशाने,

प्रणव कर्पे,

अवर सचिव,

महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

**Madam Kama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai-400 032**

Dated : 3rd July 2025

The Maharashtra Regional and Town Planning Act, 1966.

NOTICE

No. TPS.-1821/936/C.R.-60/EP.Publish/2022/UD-13.— Whereas, the Government has included village Yewalewadi in the extended limit of Pune Municipal Corporation *vide* Government Notification No. PMC-3012/233/CR.-375/UD-22, dated 21st December 2012 (hereinafter referred to as "the said Area") ;

and whereas, the Pune Municipal Corporation (hereinafter referred to as "the said Planning Authority") *vide* its Resolution No. 717 dated 24th January 2014, has declared its intention under Section 23 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act") to prepare Draft Development Plan (hereinafter referred to as "the said Development Plan") for the said Area of the said Planning Authority and notice of such declaration was published at the Official Gazette, Part One--Pune Divisional Supplement, June 12-18, 2014 on Page 5 and 6 ;

and whereas, the said Planning Authority after carrying out surveys of the said Area in its jurisdiction as required under Section 25 of the said Act, decided to publish a Development Plan under Section 26 (1) of the said Act, *vide* its Resolution No. 312, dated 19th September 2017 and notice to that effect is published in the Official Gazette, Extraordinary Part One--Pune Divisional Supplement, dated 20th September 2017 on Page 1-3 for inviting suggestions and / or objections ;

and whereas, after considering the suggestions and objections to the said Development Plan received within stipulated period, the Planning Committee appointed under Section 28 (2) of the said Act, has submitted its report to the said Planning Authority ;

and whereas, after considering the Report of Planning Committee, the said Planning Authority *vide* its Resolution No. 204 dated 28th August 2018, has made some Modifications in the said Development Plan (hereinafter referred to as "the said Modifications") and decided to publish such Modifications which were published in the Official Gazette, Part One--Pune Divisional Supplement, dated 11th October 2018 on Page 1 to 5 under Section 28 (4) of the said Act ;

and whereas, in accordance with the provision of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Development Plan, along with the said Modifications to the Government for Sanction *vide* its Marathi Letter No. 487, dated 12th October 2018 ;

and whereas, as per the Order dated 9th September 2024 by the Hon'ble Supreme Court in IA No. 2771/2009 and Writ Petition No. 2002/1995, the said Development Plan has been partially sanctioned in accordance with the provisions of Section 31 (1) of the said Act, *vide* Government Notification No. TPS-1824/UOR-36/C.R.-141/2024/UD-13, dated 15th October 2024, subject to the Modification No. SM-1 as specified in "SCHEDULE-A" attached thereto ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government *vide* Urban Development Department's Notification No. TPS.1821/936/C.R.60/DP. Sanction/2022/UD.13, dated 3rd July 2025, has Sanctioned a part of the said Draft Development Plan, as specified in SCHEDULE-A (as SM-2 to SM-3) appended to it, excluding the substantial Modifications of (EP-1 to EP-11) as specified in SCHEDULE-B appended with this Notice bearing No. No. TPS-1821/936/C.R.-60/EP-publish/2022/UD-13, dated 3rd July 2025 ;

and whereas, the substantial Modifications proposed by the Government as specified in SCHEDULE-B are excluded from the aforesaid Sanctioned Plan and are shown on the plan and marked as excluded part. (as EP-1 to EP-11) ;

Now, therefore, in exercise of the powers conferred under Section 31 (1) of the said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby :-

- (a) Gives notice inviting suggestions and objections from any person in respect of the proposed substantial Modifications as specified in the SCHEDULE-B appended hereto, within a period of one month from the date of publication of this notice in the Official Gazette.
- (b) Appoints the Joint Director of Town Planning, Pune Division, Pune as the "Officer" under Section 31 (2) of the said Act, to hear all the persons filing suggestions and objections as stated in (a) above, within the stipulated period and to submit his report thereupon to the Government for further necessary action.

Only the suggestions or objections regarding substantial modifications mentioned in SCHEDULE-B, that may be received by the Joint Director of Town Planning, Pune Division, Pune having his office at 212, A-Wing, New Administrative Building, Opposite Council Hall, Pune within the stipulated period of one month from the date of publication of this Notice in the Official Gazette, shall be considered.

Copy of this Notice along with SCHEDULE-B and the plan showing the proposed substantial Modifications shall be made available for inspection to the general public at the following offices during office hours on all working days.

- i. The Joint Director of Town Planning, Pune Division, 212, A-Wing, New Administrative Building, Opposite Council Hall, Pune.
- ii. The Assistant Director of Town Planning, Pune Branch, Pune.
- iii. The Commissioner, Pune Municipal Corporation, Pune.

SCHEDULE - B

Development Plan – Yewalewadi (Extended Limit)

Substantial Modifications Proposed By The Government under Section 31 (1) of The Maharashtra Regional and Town Planning Act, 1966 (Accompaniment to the Government Notification No. TPS-1821/936/CR.60/2022/ EP-publish/UD-13, Dated 3rd July 2025)

Sr. No.	Ex-cluded Part	Proposals of Draft Development Plan Published under Section 26 of the MR and TP Act, 1966.	Proposals of Draft Development Plan submitted under Section 30 of the MR and TP Act, 1966	Substantial Modification Published by the Government under Section 31 (1)
1	2	3	4	5
1.	EP-1	18 mtrs. wide (East-West) DP road in S. Nos. 40 and 41.	18 mtrs. wide (East-West) DP road in S. Nos. 40 and 41.	<p>i) The alignment of 18 mtrs wide East-West DP road passing through S. Nos. 40 and 41 is proposed to be modified, as shown on plan. Accordingly, land so released is proposed to be included in adjoining Zone.</p> <p>ii) New reservation of "Playground" is to be proposed in S. No. 41, on Northern side of modified alignemnt of 18 mtrs. wide DP road, as shown on plan.</p>
2.	EP-2	18 mtrs. wide (North-South) DP road in S. Nos. 14, 39, 40, 41 and 67.	18 mtrs. wide (North-South) DP road in S. Nos. 14, 39, 40, 41 and 67.	The alignment of 18 mtrs. wide North-South DP road passing from S. Nos. 41, 67, 39 and 14 is proposed to be deleted and land thereunder is proposed to be included Hill Top Hill Slope Zone.
3.	EP-3	18 mtrs. wide DP road in S. Nos. 31, 32.	18 mtrs. wide DP road in S. Nos. 31, 32.	The alignment of 18 mtrs. wide DP road passing from S. Nos. 31 and 32 is proposed to be extended upto the Reservation No. WPP.-1(Waste Processing Plant) in S. No. 31 as shown on plan.
4.	EP-4	Residential Zone in S. No. 4.	Residential Zone in S. No. 4.	The land admeasuring 0.6 Ha. from S. No. 4 is proposed to be reserved for "Primary School", as shown on plan.
5.	EP-5	Residential Zone in S. No. 31.	Residential Zone in S. No. 31.	The land admeasuring 1.5 Ha. from S. No. 31 is proposed to be reserved for "High School", as shown on plan.

SCHEDULE - B--Contd.

1	2	3	4	5
6.	EP-6	Residential Zone in S. No. 34.	Residential Zone in S. No. 34.	The land admeasuring 0.15 Ha. from S. No. 34 is proposed to be reserved for "Dispensary and Maternity Home", as shown on plan.
7.	EP-7	9 mtrs. wide (East-West) road in S. Nos. 4 and 6.	9 mtrs. wide (East-West) road in S. Nos. 4 and 6.	The width of the 9 mtrs. wide East-West DP road in S. Nos. 4 and 6 is proposed to be increased to 15 mtrs. as shown on plan.
8.	EP-8	18 mtrs. wide in S. No. 35 and 37.	18 mtrs. wide road in S. Nos. 35 and 37.	The alignment of 18 mtrs. wide DP road passing through boundary of S. Nos. 35 and 37 is proposed to be modified, as shown on plan.
9.	EP-9	9 mtrs. wide (East-West) road in S. Nos. 34 and 35.	9 mtrs. wide (East-West) road in S. Nos. 34 and 35.	The width of the 9 mtrs. wide East-West DP road passing through boundary of S. Nos. 34 and 35 is proposed to be increased to 15 mtrs. as shown on plan.
10.	EP-10	110 mtrs. wide road in S. Nos. 13, 14, 20, 24, 26, 27, 28, 29, 36, 38 and 39.	110 mtrs. wide road in S. Nos. 13, 14, 20, 24, 26, 27, 28, 29, 36, 38 and 39.	i) The width of 110 mtrs. wide proposed DP road passing through S. Nos. 13, 14, 20, 24, 26, 27, 28, 29, 36, 38 and 39 is proposed to be reduced to 65 mtrs. as shown on plan. ii) The land admeasuring 0.3 Ha. from this deleted part of road in S. No. 13 adjacent to 15 mtrs. wide North-South road is proposed to be reserved as "Vegetable Market", as shown on plan.
11.	EP-11	9 mtrs. wide East-West DP road in S. Nos. 33 and 34.	9 mtrs. wide East-West DP road in S. Nos. 33 and 34.	The width of the 9 mtrs. wide East-West DP road from S. Nos. 33 and 34 is proposed to be increased to 15 mtrs. as shown on plan.

This Notice is available on the Government of Maharashtra website www.maharashtra.gov.in (Acts / Rules)

By Order and in the name of the Governor of Maharashtra,

PRANAV KARPE,

Under Secretary to the Government.

नगर विकास विभाग

**मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,
चौथा मजला, मुख्य इमारत,
मंत्रालय, मुंबई ४०० ०३२**

दिनांक : ३ जुलै २०२५

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

क्रमांक टीपीएस-१८२१/९३६/प्र.क्र.६०/वि.यो.मंजुरी/२०२२/नवि-१३. — ज्याअर्थी, मौजे येवलेवाडी गावाचा पुणे महानगरपालिका हद्दीमध्ये महाराष्ट्र शासनाच्या क्रमांक पीएमसी-३०१२/२३३/प्र.क्र.३७५/नवि-२२, दिनांक २१ डिसेंबर २०१२ रोजीच्या अधिसूचनेनुसार समावेश करून पुणे महानगरपालिकेच्या हद्दीमध्ये वाढ केली आहे (यात यापुढे "उक्त क्षेत्र" असे संबोधिलेले आहे) ;

आणि ज्याअर्थी, पुणे महानगरपालिका (यापुढे "उक्त नियोजन प्राधिकरण" असे संबोधिलेले आहे) हद्दीतील उक्त क्षेत्राकरिता नियोजन प्राधिकरणाने महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम, ३७ वा) (यापुढे "उक्त अधिनियम" असे संबोधिलेले आहे) चे कलम २३ अन्वयेच्या तरतुदीनुसार ठराव क्र. ७१७, दिनांक २४ जानेवारी २०१४ अन्वये प्रारूप विकास योजना (यापुढे "उक्त विकास योजना" असे संबोधिलेले आहे) तयार करणेचा इरादा जाहीर केला असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, भाग एक-पुणे विभागीय पुरवणी, जून १२-१८, २०१४, पृष्ठे ५-६ वर प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त अधिनियमाच्या कलम २५ अन्वये तिच्या हद्दीतील उक्त क्षेत्राचे सर्वेक्षण करून, उक्त प्रारूप विकास योजना तयार करून उक्त अधिनियमाच्या कलम २६ (१) अन्वये प्रसिद्ध करण्यास ठराव क्र. ३१२, दिनांक १९ सप्टेंबर २०१७ अन्वये मान्यता दिली असून त्याबाबतची सूचना महाराष्ट्र शासन राजपत्र, असाधारण भाग एक-विभागीय पुरवणीमध्ये पृष्ठे १ ते ३ वर, दिनांक २० सप्टेंबर २०१७ रोजी सूचना / हरकती मागविण्यासाठी प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त प्रसिद्ध प्रारूप विकास योजनेवर विहित मुदतीत आलेल्या हरकती व सूचनांचा विचार करून उक्त अधिनियमाच्या कलम २८ (२) नुसार स्थापन केलेल्या नियोजन समितीने तिचा अहवाल उक्त नियोजन प्राधिकरणाकडे सादर केला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने नियोजन समितीचा अहवाल विचारात घेऊन उक्त अधिनियमाच्या कलम २८ (४) अन्वये उक्त प्रारूप विकास योजनेत काही बदल करून, ठराव क्र. २०४, दिनांक २८ ऑगस्ट २०१८ अन्वये असे बदल प्रसिद्ध करण्याचे ठरवून, या बदलांसह (यापुढे "उक्त फेरबदल" असे संबोधिलेले आहे) प्रारूप विकास योजना उक्त अधिनियमाच्या कलम २८ (४) अन्वये जनतेच्या अवलोकनार्थ प्रसिद्ध केली असून, त्याबाबतची सूचना पुणे विभागीय पुरवणीमध्ये दिनांक ११ ऑक्टोबर २०१८ रोजी पृष्ठे १-५ वर प्रसिद्ध झाली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमातील कलम ३० मधील उपकलम (१) मधील तरतुदीनुसार उक्त नियोजन प्राधिकरण यांनी उक्त विकास योजना उक्त फेरबदलांसह शासनास पत्र क्र. ४८७, दिनांक १२ ऑक्टोबर २०१८ अन्वये सादर केली आहे.

आणि ज्याअर्थी, मा. सर्वोच्च न्यायालयाने दिनांक ९ सप्टेंबर २०२४ रोजी IA क्र. २७७१/२००९ आणि रिट याचिका क्र. २००२/१९९५ मध्ये दिलेल्या आदेशानुसार, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार शासन अधिसूचना क्रमांक टीपीएस-१८२४/अनौस.३६/प्र.क्र.१४१/२०२४/नवि-१३, दिनांक १५ ऑक्टोबर २०२४ अन्वये उक्त प्रारूप विकास योजनेस त्यासोबत जोडलेल्या परिशिष्ट-अ मधील (SM-१) या बदलापुरती मंजुरी भागशः मंजुरी देण्यात आलेली आहे ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार उक्त प्रारूप विकास योजनेबाबत आवश्यक त्या चौकशीनंतर, तसेच संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्ला मसलत केल्यानंतर उक्त क्षेत्राची प्रारूप विकास योजना, सोबत जोडलेल्या परिशिष्ट-अ मधील (SM-२ ते SM-३) फेरबदलांसह व सोबत जोडलेल्या परिशिष्ट-ब मधील (EP-१ ते EP-११) सारभूत स्वरूपाचे बदल वगळून, भागशः मंजूर करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ३१ (१) मधील तरतुदीनुसार, तसेच इतर अनुषंगिक शक्तीचा वापर करून शासन खालीलप्रमाणे आदेश पारित करित आहे :-

(अ) पुणे महानगरपालिकेतील मौजे येवलेवाडी या वाढीव क्षेत्राच्या प्रारूप विकास योजनेस, सोबतच्या परिशिष्ट-अ मधील (SM-२ ते SM-३) या फेरबदलांसह, तसेच शासन सूचना क्र. टीपीएस-१८२१/९३६/प्र.क्र.६०/ईपी-प्रसिद्धी/२०२२/नवि-१३, दिनांक ३ जुलै २०२५ सोबत जोडलेल्या परिशिष्ट-ब मधील (EP-१ ते EP-११) सारभूत स्वरूपाचे बदल वगळून, शासनाची मंजुरी देण्यात येत आहे.

(ब) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, २०२४ चे कलम ३१ चे उपकलम (१) (दोन) मधील सुधारित परंतुकातील तरतुदीनुसार उक्त वाढीव क्षेत्राच्या प्रारूप विकास योजना मंजुरीसाठी दिनांक ३ जुलै २०२५ हा दिवस धरून त्या दिवसापर्यंत मुदतवाढ मंजूर करणेत येत आहे.

- (क) पुणे महानगरपालिकेतील मौजे येवलेवाडी या वाढीव क्षेत्राची भागशः मंजूर विकास योजना, सदर अधिसूचना शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून ३० दिवसानंतर अमलात येईल.

टीप :-

- (१) उक्त मंजूर विकास योजनेत जी आरक्षणे / नामाभिधान / नामनिर्देशने सोबतच्या परिशिष्ट-अ व परिशिष्ट-ब मध्ये, तसेच शासन अधिसूचना क्रमांक टीपीएस-१८२४/अनौस-३६/प्र.क्र.१४१/२०२४/नवि-१३, दिनांक १५ ऑक्टोबर २०२४ मध्ये नमूद नाहीत, अशी आरक्षणे त्या-त्या प्रयोजनासाठी दर्शविण्यात आल्यानुसार मंजूर करणेत येत आहेत.
- (२) विकास योजना अहवालात नमूद केलेले आरक्षणाचे क्षेत्र अंदाजे असून, अंतिम विकास योजनेत नकाशावर दर्शविलेल्या आरक्षणाच्या हद्दीनुसार जागेवर प्रत्यक्ष मोजणीनुसारचे क्षेत्र अंतिम राहील.
- (३) उक्त विकास योजनेतील डोंगरमाथा / डोंगरउतार हा वापर विभाग व त्यामधील प्रस्तावित आरक्षणे / रस्ते यांबाबतचा निर्णय प्रलंबित ठेवण्यात येत आहे. शासनाने पुणे शहराच्या मूळ हद्दीची विकास योजना मंजूर करतेवेळी या विकास योजनेमध्ये निर्देशित करण्यात आलेल्या डोंगरमाथा / डोंगर उताराबाबतचा निर्णय प्रलंबित ठेवलेला आहे. याबाबत होणारा शासन निर्णय हा उक्त विकास योजनेमध्ये निर्देशित करण्यात आलेल्या डोंगरमाथा / डोंगरउतार या विभागालादेखील लागू राहील.
- (४) सर्व्हे नंबर १३ व १४ मध्ये रिंगरोड व राज्यमार्ग एकमेकांस छेदत असल्याने राज्यमार्गाची आखणी सेवा रस्त्यासह तुटक रेषेने दर्शविण्यात येत आहे.
- (५) येवलेवाडी गावाच्या सामाईक हद्दीवर, हद्दीच्या बाहेर कायम आखणीने दर्शविलेले रस्ते तुटक रेषेने दर्शविण्यात येत आहेत.
- (६) उक्त विकास योजनेमध्ये जर कोणत्याही मंजूर रेखांकनामधील खुल्या जागेवर आरक्षण प्रस्तावित केले असल्यास, सदर आरक्षण वगळण्यात आल्याचे समजण्यात येऊन त्याखालील जमीन रेखांकनामधील खुली जागा म्हणून समजण्यात येईल, तसेच विकसित झालेल्या आणि जमिनीवर अस्तित्वात असलेल्या मंजूर रेखांकनावर ग्रीन बेल्ट / नाला गार्डनचे आरक्षण प्रस्तावित केले असल्यास, अशा प्रकरणात मंजूर रेखांकनाचे प्रस्ताव ग्राह्य धरले जातील.
- (७) उक्त विकास योजनेमध्ये विद्यमान रस्ते दर्शविण्यात आले असले किंवा नसले तरी, विद्यमान रस्ते त्यांच्या जागेवरील प्रत्यक्ष रुंदीनुसार कायम राहतील.
- (८) शासन अधिसूचना, नगर विकास विभाग क्र. टीपीएस-१८१८/प्र.क्र.२३६/१८/कलम ३७ (१कक) (ग) व कलम २० (४)/नवि-१३ए दिनांक २ डिसेंबर २०२० अन्वये मंजूर केलेली एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली, त्यानंतरच्या वेळोवेळीच्या बदलांसह उक्त क्षेत्राकरिता लागू राहील.

उपरोक्त भागशः मंजूर अंतिम विकास योजना, पुणे (वा.क्षे.) येवलेवाडी जनतेच्या अवलोकनार्थ कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत आयुक्त, पुणे महानगरपालिका यांच्या कार्यालयात सदर विकास योजना अमलात आल्याच्या दिनांकापासून एक महिन्यापर्यंत उपलब्ध करणेत येत आहे.

परिशिष्ट - अ

विकास योजना - येवलेवाडी (वाढीव क्षेत्र)

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३१ (१) अन्वये शासनाने प्रसिद्ध केलेले सारभूत स्वरूपाचे फेरबदल.

(शासन अधिसूचना क्र. टीपीएस-१८२१/१३६/प्र.क्र.६०/२०२२/वि.यो.मंजुरी/नवि-१३, दिनांक ३ जुलै २०२५ सोबतचे सहपत्र)

Sr. No.	Modification No.	Proposals of Draft Development Plan Published under Section 26 of the MR and TP Act, 1966.	Proposals of Draft Development Plan submitted under Section 30 of the MR and TP Act, 1966	Modifications made by the Government while Sanctioning the Draft Development Plan under Section 31 of the MR and TP Act, 1966.
1	2	3	4	5
1.	SM-2	Reservation No. PK-1 (Park).	Reservation No. PK-1 (Park).	i) Triangular land under Reservation No. PK-1, at Northern side of 24 mtrs. wide DP road is re-designated as "Parking".

परिशिष्ट - ब-चालू

1	2	3	4	5
				ii) Some part of Reservation No. PK-1, at southern side of 24 mtrs. wide DP road is re-designated as "Playground."
2.	SM-3	Reservation No. PK-2 (Park).	Reservation No. PK-2 (Park).	Reservation No. PK-2 is re-designated as "PG-2" (Playground).

सदरची अधिसूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in (कायदे / नियम) या संकेतस्थळावर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे नावाने व आदेशाने,

प्रणव कर्पे,

अवर सचिव,
महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

**Madam Kama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai-400 032**

Dated : 3rd July 2025

The Maharashtra Regional and Town Planning Act, 1966.

NOTICE

No. TPS.-1821/936/C.R.-60/DP.Sanction/2022/UD-13.— Whereas, the Government has included village Yewalewadi in the extended limit of Pune Municipal Corporation *vide* Government Notification No. PMC-3012/233/CR.-375/UD-22, dated 21st December 2012 (hereinafter referred to as "the said Area") ;

and whereas, the Pune Municipal Corporation (hereinafter referred to as "the said Planning Authority") *vide* its Resolution No. 717 dated 24th January 2014, has declared its intention under Section 23 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the said Act") to prepare Draft Development Plan (hereinafter referred to as "the said Development Plan") for the said Area of the said Planning Authority and notice of such declaration was published at the Official Gazette, Part One--Pune Divisional Supplement, June 12-18, 2014 on Page 5 and 6 ;

and whereas, the said Planning Authority after carrying out surveys of the said Area in its jurisdiction as required under Section 25 of the said Act, decided to publish a Development Plan under Section 26 (1) of the said Act, *vide* its Resolution No. 312, dated 19th September 2017 and notice to that effect is published in the Official Gazette, Extraordinary Part One--Pune Divisional Supplement, dated 20th September 2017 on Page 1-3 for inviting suggestions and / or objections ;

and whereas, after considering the suggestions and objections to the said Development Plan received within stipulated period, the Planning Committee appointed under Section 28 (2) of the said Act, has submitted its report to the said Planning Authority ;

and whereas, after considering the Report of Planning Committee, the said Planning Authority *vide* its Resolution No. 204 dated 28th August 2018, has made some Modifications in the said Development Plan (hereinafter referred to as "the said Modifications") and decided to publish such Modifications which were published in the Official Gazette, Part One--Pune Divisional Supplement, dated 11th October 2018 on Page 1 to 5 under Section 28 (4) of the said Act ;

and whereas, in accordance with the provision of sub-section (1) of Section 30 of the said Act, the said Planning Authority has submitted the said Development Plan, along with the said Modifications to the Government for Sanction *vide* its Marathi Letter No. 487, dated 12th October 2018 ;

and whereas, as per the Order dated 9th September 2024 by the Hon'ble Supreme Court in IA No. 2771/2009 and Writ Petition No. 2002/1995, the said Development Plan has been partially sanctioned in accordance with the provisions of Section 31 (1) of the said Act, *vide* Government Notification No. TPS-1824/UOR-36/C.R.-141/2024/UD-13, dated 15th October 2024, subject to the Modification No. SM-1 as specified in "SCHEDULE-A" attached thereto ;

and whereas, in accordance with sub-section (1) of Section 31 of the said Act after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the State Government *vide* Urban Development Department's Notification No. TPS.1821/936/C.R.60/DP. Sanction/2022/UD.13, dated 3rd July 2025, has Sanctioned a part of the said Draft Development Plan, as specified in SCHEDULE-A (as SM-2 to SM-3) appended to it, excluding the substantial Modifications of (EP-1 to EP-11) as specified in SCHEDULE-B appended with this Notice bearing No. No. TPS-1821/936/C.R.-60/EP-publish/2022/UD-13, dated 3rd July 2025 ;

and whereas, the substantial Modifications proposed by the Government as specified in SCHEDULE-B are excluded from the aforesaid Sanctioned Plan and are shown on the plan and marked as excluded part. (as EP-1 to EP-11) ;

Now, therefore, in exercise of the powers conferred under Section 31 (1) of the said Act and all other powers enabling it on that behalf, the Government of Maharashtra hereby :-

- (a) Accords Sanction to the said Development Plan along with Modifications (SM-2 to SM-3) as specified in SCHEDULE-A appended hereto and excluding the substantial Modifications (EP-1 to EP-11) as specified in SCHEDULE-B appended to the Notice No. TPS-1821/936/C.R.60/EP-Publish/2022/UD-13, dated 3rd July 2025 ;
- (b) Extends the period prescribed under amended proviso to sub-section (1) (two) of Section 31 of said Act for sanctioning the said Draft Development Plan up to and inclusive of date 3rd July 2025.
- (c) The Said Sanctioned Development Plan (partly), called the Final Development Plan of Pune Municipal Corporation (Extended Area) (Yewalewadi) shall come into force, after 30 days from the publication of this Notification in the Official Gazette.

NOTE :-

- (1) The Reservations / allocations / designations which do not appear in the SCHEDULE-A appended to this Notification and SCHEDULE-B appended to the Notification No. TPS-1824/UOR-36/C.R.141/2024/UD-13, dated 15th October 2024, are hereby sanctioned for the respective purpose as designated in the said Development Plan.
- (2) The areas of reserved sites as mentioned in Development Plan are approximate and tentative. The exact areas as measured on site as per the boundaries shown on the Development Plan shall be considered as the area of reserved site.
- (3) The decision regarding the Hilltop / Hillslope Zone in the said Development Plan and the proposed reservations / roads therein is kept in abeyance. While approving the Development Plan of the old limits of Pune city, the decision regarding the Hilltop / Hillslope Zone indicated in the Development Plan has been kept in abeyance by the Government. The decision which will be taken by the Government in this regard will also be applicable to the Hilltop / Hillslope Zone indicated in the said Development Plan.

- (4) Since the Ring Road and the State Highway intersects each other in S. Nos. 13 and 14, the alignment of the State Highway along with the service road is shown with a dotted line.
- (5) Roads shown on common boundary as well as outside the boundary of Yewalewadi village, are shown with a dotted line.
- (6) Reservation if any shown on the sanctioned Layout Open Space shall be treated as deleted and land thereunder shall be treated as Layout Open Space. Also Green belt / Nala Garden reservation shown on approved layout which is already developed and is existing on ground in such cases proposals of approved layout shall prevail.
- (7) Existing roads whether shown on Development Plan or not shall remain in existence as per their actual width.
- (8) The Unified Development Control and Promotion Regulation sanctioned *vide* Notification No. TPS-1818/CR-236/18/Section 37(1AA)(c) and Section 20(4)/UD-13. dated 2nd December 2020, as amended from time to time, shall be applicable to the said Area.

The aforesaid final Development Plan of Pune Municipal Corporation (Extended Area) (Yewalewadi) partly sanctioned by the State Government *vide* this Notification shall kept open for inspection by general public during office hours on all working days for a period of one month from the date of coming into force of this Development Plan, in the office of the Commissioner, Pune Municipal Corporation.

SCHEDULE - A

Development Plan - Yewalewadi (Extended Limit)

Modifications Sanctioned by the Government under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966.

(Accompaniment to the Government Notification No. TPS-1821/936/CR-60/2022/DP-sanction/UD-13, Dated 3rd July 2025)

Sr. No.	Modification No.	Proposals of Draft Development Plan Published under Section 26 of the MR and TP Act, 1966.	Proposals of Draft Development Plan submitted under Section 30 of the MR and TP Act, 1966	Modifications made by the Government while Sanctioning the Draft Development Plan under Section 31 of the MR and TP Act, 1966.
1	2	3	4	5
1.	SM-2	Reservation No. PK-1 (Park).	Reservation No. PK-1 (Park).	i) Triangular land under Reservation No. PK-1, at Northern side of 24 mtrs. wide DP road is re-designated as "Parking". ii) Some part of Reservation No. PK-1, at southern side of 24 mtrs. wide DP road is re-designated as "Playground."
2.	SM-3	Reservation No. PK-2 (Park).	Reservation No. PK-2 (Park).	Reservation No. PK-2 is re-designated as "PG-2" (Playground).

This Notification shall also be made available on the Government web-site www.maharashtra.gov.in (Acts and Rules).

By Order and in the name of Governor of Maharashtra,

PRANAV KARPE,

Under Secretary to Government.

नगर विकास विभाग

चौथा मजला, मुख्य इमारत,

मंत्रालय, मादाम कामा मार्ग,

हुतात्मा राजगुरु चौक,

मुंबई-४०० ०३२

दिनांक : १८ जून २०२५

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

अधिसूचना

क्रमांक टीपीएस-१८२३/७२/प्र.क्र.१०/२०२३/नवि-१३.— ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) (यापुढे "उक्त अधिनियम" असे संबोधले आहे) च्या कलम १५१ च्या तरतुदीन्वये, उक्त अधिनियमाच्या कलम ६८ (२) मधील तरतुदीनुसार प्रारूप नगर रचना परियोजनेस मंजुरीबाबतच्या प्राप्त अधिकारांचा वापर करून, महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण यांनी प्रारूप नगर रचना परियोजना औताडे-हांडेवाडी क्र. ३ ही परियोजना पुणे महानगर प्रदेश विकास प्राधिकरण यांचेकडील अधिसूचना क्र. वि.यो./नरयो-२, ३, ४, ५, दिनांक ९ जानेवारी २०२० अन्वये मंजूर केली असून, सदरहू अधिसूचना दिनांक १० जानेवारी २०२० रोजीचे महाराष्ट्र शासन राजपत्र, भाग एक-पुणे विभागीय पुरवणीमध्ये प्रसिद्ध झालेली आहे (यापुढे "उक्त प्रारूप परियोजना" असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त प्रारूप परियोजनेकरिता उक्त अधिनियमाच्या कलम ७२ (१) खाली निर्गमित महाराष्ट्र शासन, नगर विकास विभाग अधिसूचना क्र. टीपीएस-१८२०/१५०/प्र.क्र.११/२०२०/लवाद/नवि-१३, दिनांक ७ फेब्रुवारी २०२०, अधिसूचना क्र. टीपीएस-१८२०/१५०/प्र.क्र.५१/११/२०२०/लवाद/नवि-१३, दिनांक २३ डिसेंबर २०२१ अन्वये लवाद यांची नियुक्ती करण्यात आली आहे (यापुढे "उक्त लवाद" असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त लवाद यांनी विहित वैधानिक कार्यवाही पूर्ण करून व उक्त प्रारूप परियोजना अंतिम करून दिनांक १४ नोव्हेंबर २०२२ रोजीच्या पत्रान्वये, औताडे-हांडेवाडी प्राथमिक नगर रचना परियोजना क्र. ३, शासनास मंजुरीकरिता सादर केली आहे (यापुढे "उक्त प्राथमिक परियोजना" असे संबोधले आहे) ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त प्राथमिक परियोजना, काही बदलांसह मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ८६, उप-कलम (१) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन याद्वारे, औताडे-हांडेवाडी प्राथमिक नगर रचना परियोजना क्र. ३ यासोबत जोडलेल्या परिशिष्ट-१ (अंतिम भूखंडांबाबत) व परिशिष्ट-२ (नगर रचना योजना क्र. ३ च्या विकास नियंत्रण व प्रोत्साहन नियमावलीबाबत) मध्ये नमूद केलेल्या काही बदलांसह मंजूर करीत आहे ;

(१) सदरहू मंजूर करण्यात आलेली, औताडे-हांडेवाडी प्राथमिक नगर रचना परियोजना क्र. ३ ही उक्त अधिनियमाच्या कलम ८६ (२) (ब) नुसार शासन राजपत्रात अधिसूचना प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्यानंतर अमलात येईल.

(२) सदरहू औताडे-हांडेवाडी प्राथमिक नगर रचना परियोजना क्र. ३ मंजुरीची अधिसूचना खालील कार्यालयांमध्ये कामकाजाच्या दिवशी कार्यालयीन वेळेत, एक महिन्याच्या कालावधीकरिता जनतेच्या निरीक्षणासाठी उपलब्ध राहील.

(i) महानगर आयुक्त तथा मुख्य कार्यकारी अधिकारी, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे.

(ii) लवाद, नगर रचना परियोजना, औताडे-हांडेवाडी क्र. ३, पुणे महानगर प्रदेश विकास प्राधिकरण, आकुर्डी, पुणे.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai

(Accompaniment to the Notification No. TPS-1823/72/CR-10/2023/UD-13, Dated 18th June 2025)

Town Planning Scheme Aautade-Handewadi No. 3 (Preliminary)

SCHEDULE - I

Schedule of Modifications (Individual and Authority Final Plots)

Sr. Nos.	Original Plot Nos. as per the Draft Scheme	Final Plot Nos. as per the Draft Scheme	Proposals / Details as per the Draft Scheme Sanctioned under Section 68 (2) of M.R. and T. P. Act, 1966	Original Plot Nos. as per the Preliminary Scheme submitted by the Arbitrator under Section 72 (5) of the M.R. and T. P. Act, 1966	Final Plot Nos. as per Preliminary Scheme	Proposal as per the Preliminary Scheme submitted by the Arbitrator under Section 72 (5) of the M.R. and T. P. Act, 1966	Modification Sanctioned by the Government under Section 86 (2) of the M.R. and T. P. Act, 1966
1	2	3	4	5	6	7	8
1						Applicant's request to update change in name was verified and updated as per latest 7/12 extract.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 1.
76, 73-P, 73-P	1	1	Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	76, 73-P, 73-P	1	No change in FP Area (kept as per Draft Sanctioned scheme)	
75-P, 73-P	2	2		75-P, 73-P	2		
73-P	3	3		73-P	3		
85-P, 83-P, 79-P, 73-P, 22.	5	5		85-P, 83-P, 79-P, 73-P, 22.	5		
62-P, 62-P, 67-P	12	12		62-P, 62-P, 67-P	12		
56-P	13	13		56-P	13		
43, 40-P, 58	16	16		43, 40-P, 58	16		
93, 84, 82	17	17		93, 84, 82	17		

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
78-P, 78-P, 75-P	18	18		78-P, 78-P, 75-P	18		
83-P, 79-P, 19-P	19	19		83-P, 79-P, 19-P	19		
79-P	20	20		79-P	20		
105, 103, 104-P	21	21		105, 103, 104-P	21		
104-P, 104-P	22	22		104-P, 104-P	22		
104-P, 104-P, 80-P, 17.	25	25		104-P, 104-P, 80-P, 17.	25		
91	27-1	27-1		91	27-1		
100	27-2	27-2		100	27-2		
94, 87-P, 106-P, 106-P, 106-P, 105, 81.	28	28		94, 87-P, 106-P, 106-P, 106-P, 105, 81.	28		
86, 77, 73-p	29	29		86, 77, 73-p	29		
40-P, 40-P, 46	31	31		40-P, 40-P, 46	31		
2-P, 2-P, 47-P, 40-P, 40-P, 1-P.	32	32		2-P, 2-P, 47-P, 40-P, 40-P, 1-P.	32		
40-P, 39-P, 49-P, 80-P.	34	34		40-P, 39-P, 49-P, 80-P.	34		
34-P	39	39		34-P	39		
40-P, 41	40	40		40-P, 41	40		
39-P	41	41		39-P	41		
40-P, 88-P, 57-P	42	42		40-P, 88-P, 57-P	42		
39	43	43		39	43		

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
92, 80-P, 99	44	44		92, 80-P, 99	44		
39-P	45	45		39-P	45		
28, 29, 25, 34-P	49	49		28, 29, 25, 34-P	49		
24-P	51	51		24-P	51		
24-P	52	52		24-P	52		
40-P, 1-P, 48-P, 24-P.	53	53		40-P, 1-P, 48-P, 24-P.	53		
24-P	54	54		24-P	54		
24-P	57	57		24-P	57		
1-P, 1-P	59	59		1-P, 1-P	59		
2-P, 2-P, 2-P	62	62		2-P, 2-P, 2-P	62		
2-P, 2-P, 2-P	63	63		2-P, 2-P, 2-P	63		
2-P, 2-P, 1-P	64	64		2-P, 2-P, 1-P	64		
2-P, 1-P	65	65		2-P, 1-P	65		
2-P, 1-P	66	66		2-P, 1-P	66		
2-P, 2-P, 1-P	67	67		2-P, 2-P, 1-P	67		
2-P, 2-P, 1-P, 1-P	68	68		2-P, 2-P, 1-P, 1-P	68		
2-P, 2-P, 1-P,	69	69		2-P, 2-P, 1-P,	69		
2-P, 2-P	70	70		2-P, 2-P	70		
2-P, 2-P	71	71		2-P, 2-P	71		
23	72	72		23	72		

SCHEDULE - I --Contd.

8

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2

1

53-P

53-P

53-P, 53-P, 2-P

47-P, 24-P

97, 40-P, 40-P, 50,
101, 106-P, 106-P,
56-P.

54, 78-P

38, 40-P, 39-P, 62-P,
51, 51, 56-P, 62-P.2-P, 2-P, 1-P, 1-P,
1-P, 1-P, 1-P, 1-P,
1-P, 1-P.

2-P, 1-P, 1-P

2-P, 2-P, 2-P

16-P, 8-P, 5-P

16-P, 8-P, 5-P

9-P, 10-P

15-P

14-P

14-P

13

73

74

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99

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102

103

104

105

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
87-P, 11, 15-P	106			87-P, 11, 15-P	106		
12	107,			12	107,		
13-P	108,			13-P	108,		
16-P, 8-P, 5-P	109			16-P, 8-P, 5-P	109		
2. 35, 26, 26, 31, 24-P, 96, 78-P.	38		Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	35, 26, 26, 31, 24-P, 96, 78-P.	38	Amalgamation of F.P. No. 38, 48, 81. Therefore, all other F.P.'s in this slot have been readjusted.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
36, 96, 35	48			36, 96, 35	48		
62, 35, 35	81			62, 35, 35	81		
71, 61-P,	4		Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	71, 61-P,	4	Due to change in alignment of Ring Road the Final Plat Nos. 4, 6, 7, 8, 84, 85, 86, 87, 88, 89, 95, 96, 98, AP-5/156 is reshaped.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
74-P	6			74-P	6		
39-P, 62-P, 67-P, 67-P.	7			39-P, 62-P, 67-P, 67-P.	7		
85-P, 62-P, 62-P, 67-P, 62-P, 67-P.	8			85-P, 62-P, 62-P, 67-P, 62-P, 67-P.	8		
61-P, 66, 2-P	84			61-P, 66, 2-P	84		
69-P	85			69-P	85		
67-P	86			67-P	86		
65-P, 104-P, 65-P	87			65-P, 104-P, 65-P	87		
104-P, 65-P, 104-P, 88-P.	88			104-P, 65-P, 104-P, 88-P.	88		
39	89			39	89		
4	95			4	95		

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
						As per Applicant's request to extract area out of his another owned F. P. i.e. 87 and merge into F. P. 88 was verified and the area in F. P. 88 has been given a buildable rectangular plot.	
4.	14-P	103	Final plots allotted in lieu of their respective O.P. No's of the owners and their area as recorded in Form No. 1 of draft scheme.	14-P	103	Changed according to OP location.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
	74-P	10		74-P	10		
	39-P, 62-P, 67-P, 67-P,	7		39-P, 62-P, 67-P, 67-P.	7		
	24-P	114		24-P	114		
	104-P, 86-P, 85-P.	112		104-P, 86-P, 85-P	112		
	44, 61-P, 68	30		44, 61-P, 68	30	Due to change in alignment of 110 mtrs. wide Ring road to 65 mtrs. wide Ring road the location of F.P.'s were shifted.	
	70, 40-P	33		70, 40-P	33		
	42, 40-P, 40-P, 57-P, 60, 69-P.	35		42, 40-P, 40-P, 57-P, 60, 69-P.	35	As per Applicant's request location of F. P. 30, 33, 35 were shifted after consideration of location of respective OP.	
	74-P	10		74-P	10		
	59	11		59	11		
	53-P, 2-P	61		53-P, 2-P	61		
	2-P	93		2-P	93		
	2-P, 2-P, 1-P, 2-P, 1-P.	94		2-P, 2-P, 1-P, 2-P, 1-P.	94		
	54, 52, 54	80		54, 52, 54	80	F.P. Nos. 10, 11, 61, 93, 94, 80 is slightly shifted due to rearrangement of grid.	
	63	15-A		63	15-A		

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
61-P, 65-P, 80-P.	15-B			61-P, 65-P, 80-P	15-B		
98, 102, 104-P, 104-P, 27.	46-A			98, 102, 104-P, 104-P, 27.	46-A	F.P. Nos. 51 is slightly reshaped due to rearrangement of grid.	
104-P	46-B			104-P	46-B		
55-P, 24-P, 32-P, 30.	50-A			55-P, 24-P, 32-P, 30.	50-A		
32-P	50-B			32-P	50-B	F.P. Nos. 15-A, 15-B, 46-A, 46-B, 50-A, 50-B, 97-A, 97-B is split up in two plots and rearranged to bring uniformity in the scheme.	
7, 6, 13-P	97-A			7, 6, 13-P	97-A		
9	97-B			9	97-B		
5 28, 29, 25, 34-P.	49		Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	28, 29, 25, 34-P	49	Tenure according to 7/12 extract was rectified as per latest 7/12 extract for FP. 49.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
6. 24-P	54		Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	24-P	54	As per Applicant's request area of their O.P.'s from their F.P. 54-1 were merged either partly or wholly in other F.P. 24 and the F.P.'s were formed.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
104-P, 27, 31	24			104-P, 27, 31	24		
65-P, 104-P, 65-P.	87		Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	65-P, 104-P, 65-P	87	Potkharab area of 700 sq.mtrs. is deducted from S. No. 61/1/2/1 belonging to Mr. Shrikant Jhambre, Rupali Jhambre, Dipali Jhambre and Lata Jhambre and added in F.P. 88 for Mr. Ankush Jhambre after consideration of latest 7/12 extract.	
104-P, 65-P, 104-P, 88-P.	88			104-P, 65-P, 104-P, 88-P.	88		

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
	55-P, 24-P, 32-P, 30.	50-A	lieu of their respective O.P. No's of the owners and their area as recorded in Form No. 1 of Draft Scheme.	55-P, 24-P, 32-P, 30	50-A	Area of S. No. 75/1 belonging to Maharashtra Rajya Bhuvikas Bank is 10450 sq.mtrs. in Draft Sanctioned Scheme which is now rectified as 10400 sq.mtrs. as per latest 7/12 extract.	
	24-P	51		24-P	51		
	24-P	52		24-P	52		
	40-P, 1-P, 48-P, 24-P.	53		40-P, 1-P, 48-P, 24-P	53		
	24-P	54		24-P	54		
	24-P	55		24-P	55		
	24-P	57		24-P	57		
	47-P, 24-P	76		47-P, 24-P	76		
7.	E.W.S. / D.P. / L.I.G.		E.W.S./D.P./L.I.G. Plot allotted with respect to provisions mentioned in Section 64 g (1) i of M.R. and T.P. Act, 1966.	E.W.S. / D.P. / L.I.G. 68-P, 61-P, 79-P, 76-P, 75-P, 74-P.	110	C-1. Change in Shape and area of Final Plot due to Curtailment of width of Ring Road.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
				4-P, 5-P, 2-P, 2-P, 2-P, 2-P.	116	C-2. Change in Location of Final Plot due to Curtailment of width of Ring Road.	
						C-3. Newly formed Final Plot due to Curtailment of width of ring road.	
						C-4. No change in Final Plot.	
8.	Garden / River Front Garden / Green Belt.		Garden River Front Garden / Green Belt Plot allotted with respect to provisions mentioned in Section 64 g (1) ii of M.R. and T.P. Act, 1966.	Garden / River Front Garden / Green Belt.		C-1. Change in Shape and area of Final Plot due to Curtailment of width of Ring Road.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
9. Children Playground / Playground.	Children Playground / Plot allotted with respect to provisions mentioned in Section 64 g (1) ii of M.R. and T.P. Act, 1966.	Children Playground / Playground / Playground.	10-P, 9-P	126	C-2. Change in Location of Final Plot due to Curtailment of width of Ring Road.	C-3. Newly formed Final Plot due to Curtailment of width of ring road.	C-4. No change in Final Plot.
			16-P, 72-P, 71-P, 73-P.	125			Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
			3, 4, 5	159	C-2. Change in Location of Final Plot due to Curtailment of width of Ring Road.		
			15-P, 16-P	130	C-3. Newly formed Final Plot due to Curtailment of width of ring road.		
					C-4. No change in Final Plot.		
10. Vegetable Market.	Vegetable Market Plot allotted with respect to provisions mentioned in Section 64 g (1) ii of M.R. and T.P. Act, 1966.	Vegetable Market	24-P	141	C-1. Change in Shape and area of Final Plot due to Curtailment of width of Ring Road.		Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
			12-P	143	C-2. Change in Location of Final Plot due to Curtailment of width of Ring Road.		
			54-P, 56-P	142	C-4. No change in Final Plot.		
					C-3. Newly formed Final Plot.		

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
11. Bus Stops	Bus Stops	Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	Bus Stop	Bus Stops 73-P	146	C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
12. WTP / ESR	WTP / ESR	Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	WTP / ESR	WTP / ESR 13-P, 14-P, 15-P, 16-P.	132	C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
13. Cremation and Burial.	Cremation and Burial.			1-P	135	C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
14. Shopping Centre	Shopping Centre	Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	Shopping Centre	Shopping Centre 66-P, 67-P	161	C- 1. Change in Shape and area of Final Plot due to Curtailment of width of Ring Road. C-3. Newly formed Final Plot due to Curtailment of width of Ring Road.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
15. Informal Market	Informal Market	Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	Informal Market	Informal Market 40-P, 41, 44-P 101-P, 102-P, 100-P 2-P, 2-P, 2-P	139 138 140	C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
16. Cultural and Community Centre.			Cultural and Community Centre Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	Cultural and Community Centre. 90-P, 106-P, 104-P	151	C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
17. Open Space			Open Space Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	Open Space 52-P, 48-P, 51-P, 79-P	128 129	C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
18. Authority Plot			Authority Plot Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	Authority Plot 22-P, 23-P, 21-P, 20-P, P-65, 64-P. 53-P, 54-P, 63-P, 64-P. 43-P, 44-P, 45-P, 47-P, 52-P.	156 155 154	C-1. Change in Shape and area of Final Plot due to Curtailment of width of Ring Road. C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.

Note :- In respect of Serial Nos. 8 to 18 the area under Gardens, Playgrounds, Sale Plots, Roads and Amenity Plots shall be up to the extent of 40 per cent of total area under T.P.S. The Arbitrator shall correct the plan accordingly for this limited purpose.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai

(Accompaniment to the Notification No. TPS-1823/72/CR-10/2023/UD-13, Dated 18th June 2025)
Town Planning Scheme Aautade-Handewadi No. 3 (Preliminary)

SCHEDULE - II

Schedule of Modifications (Development Control and Promotion Regulations)

Sr. No.	Regulation No.	Proposal as per the preliminary scheme submitted by the Arbitrator to the Government for Sanction under Section 72 (5) of the M.R. and T.P. Act, 1966	Modification Sanctioned by the Government under Section 86 (2) of the M.R. and T.P. Act, 1966
1	2	3	4
1	1	In addition to the Development Control and Promotion Regulations in force in the area of PMR which have been sanctioned vide Urban Development Department Notification No. TPS-1817/1246/CR-40/18/20 (4)/UD-13, dated 11th December 2018 (hereinafter called as DCPR-2018), the following Special Regulations are framed which are supplementary to DCPR-2018 or in future that DCPR which prevails shall apply to the development of any sort to be carried out in the final plots of the Town Planning Scheme No. 1. In case of any conflict between the regulations in the DCPR 2018 and these Special regulations prescribed below, then these Special Regulations shall prevail.	Sanctioned as Proposed.
2	2	The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Residential Zone of the Sanctioned Regional Plan and shall be eligible for development for users prescribed in Regulation of the DCPR -2018.	The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Residential Zone and shall be eligible for development for users prescribed in Regulation of the DCPR -2018.
3	3	Boundaries of the Final Plots shall not be changed or modified or altered during Development.	Sanctioned as Proposed.
4	4	Amalgamation of two or more final plots shall not be permitted to form a new Final Plot such that the F.P. Numbers will get changed. However, integrated development in two or more adjoining Final Plots shall be permitted considering sum of their areas as one unit for development.	Sanctioned with some changes as follows :- Amalgamation of two or more final plots shall not be permitted to form a new final plot however, integrated development in two or more adjoining final plots shall be permitted considering sum of their areas as one unit for development.
5	5	Temporary/ short term development proposals on any ground shall not be permitted in the portions of original plots which are proposed to be merged during the reconstitution to form a final plots not allotted to the holders/owners of such original plots.	Sanctioned as Proposed.

SCHEDULE - II--Contd.

1	2	3	4																		
6	Sub-division / partition of a final plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to DCPR-2018 or prevailing DCPR at the time of such proposal obtained.		Sanctioned as Proposed.																		
7	<p>Permissible normal FSI on Final Plot</p> <p>(a) The FSI applicable to the lands included under the Town Planning Scheme shall be 1.25 in view of the lands pulled / assembled for Residential / Commercial Development by the special Planning Authority. The FSI permissible in a Final Plot shall be computed as below.</p> $\text{FSI of Final Plot} = \frac{(\text{area of original plot}) * 1.25}{(\text{area of final plot})}$		<p>Sanctioned with some changes as follows :-</p> <p>The FSI applicable to the lands included under the Town Planning Scheme shall be 1.25 view of the lands pulled / assembled for residential / Commercial development by the Special Planning Authority. The FSI permissible in a Final Plot whose owners have not been awarded monetary compensation shall be computed as below.</p> $\text{FSI of Final Plot} = \frac{(\text{area of original plot}) * 1.25}{(\text{area of final plot})}$																		
8	<p>(b) The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No. 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.25.</p> $\text{FSI of Final Plot} = \frac{(\text{area of original plot}) * 1.25}{(\text{area of final plot})}$		<p>Sanctioned with some changes as follows :-</p> <p>The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No.1 of the Final Scheme prescribed under Rule No.6 (v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.25.</p>																		
9	Additional FSI, Premium FSI or FSI in the form of TDR generated outside the Town Planning Scheme shall be permissible for loading or for consumption in any final plot.		Refused to accord sanction.																		
10	If the FSI mentioned in the Special regulation No.6 above permissible in a final plot is unable to be consumed in view of maintaining marginal distances / height restrictions / fire fighting requirements or due to any such restriction, in such cases, the balance basic FSI over and above the consumed FSI of 1.25 may be permitted to be transferred as TDR to a final plot situated within this PMRDA region excluding Municipal areas/ Planning Authority / SPA subject to condition that the other rules in DCPR related to TDR shall apply.		<p>Sanctioned with some changes as follows :-</p> <p>Maximum FSI permissible in the Final plots whose owners have not been awarded monetary compensation and in Amenity Plots, EWS / LIG Plots shall be as follows :-</p> <table><tr><td>Road Width (m.)</td><td>Basic FSI</td><td>Permissible loading</td><td>Permissible FSI</td><td>Premium FSI</td><td>Maximum Permissible FSI</td></tr><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td></td></tr><tr><td>Below 9 meters.</td><td>2.5</td><td>0.00</td><td>0.00</td><td>0.00</td><td>2.50</td></tr></table>	Road Width (m.)	Basic FSI	Permissible loading	Permissible FSI	Premium FSI	Maximum Permissible FSI	1	2	3	4	5		Below 9 meters.	2.5	0.00	0.00	0.00	2.50
Road Width (m.)	Basic FSI	Permissible loading	Permissible FSI	Premium FSI	Maximum Permissible FSI																
1	2	3	4	5																	
Below 9 meters.	2.5	0.00	0.00	0.00	2.50																

SCHEDULE - II--Contd.

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Road Width (m)	Basic FSI	Permissible TDR loading	Premium FSI	Maximum Permissible FSI
1	2	3	4	5
9-12	2.5	0.2	0.2	2.9
12-15	2.5	0.3	0.2	3.0
15-24	2.5	0.4	0.2	3.1
24-30	2.5	0.5	0.2	3.2
30 and above.	2.5	0.6	0.2	3.3

Maximum FSI permissible in Authority Plots shall be 4.00.

Refused to accord sanction.

Refused to accord sanction.

i) The provisions of Regulation No. 43 of the DCPR-2018 (Conservation of heritage Building / Precincts / Natural Features) shall be applicable.

ii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00

Breakup of 4.00 FSI is as follows :-

$$a) \frac{(\text{Original Plot Area})}{(\text{Final Plot area})} \times 1.25 = 2.50$$

b) Premium paid F.S.I. on FP area = 1.00.

c) TDR shall be applicable as per prevailing DCPR = 0.2 to 0.6 (According to road width of Final Plot).

d) FSI of amenity plots, EWS and authority plots etc.

e) (Irrespective of Road width) shall be 4.00.

iii) The Owner shall not develop his final plot at any time to consume FSI more than that is permissible in case of already constructed plots. Sanctioned as Proposed.

vi) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future. Sanctioned as Proposed.

SCHEDULE - II--Contd.

1	2	3	4
11	11	<p>v) The Owner of such final plot shall not ask for monetary compensation for balance basic FSI if any after partially consuming the FSI.</p> <p>The permissible basic FSI for EWS / LIG Housing and Amenity Plots) shall be 2.50.</p> <p>The FSI for (Electric Sub-Station) and other utility spaces shall be as decided by Metropolitan Commissioner (PMRDA).</p>	<p>Sanctioned as Proposed.</p> <p>Sanctioned with some changes as follows :-</p> <p>The Permissible basic FSI for EWS/LIG Housing and Amenity Plots shall be 2.50.</p> <p>The FSI for (Electric Sub Station) and other utility spaces shall be 1.00.</p>
12	12	Development of Final Plots allotted to the Special Planning Authority, PMRDA designated for public purposes in the Scheme shall be irrespective of any restriction in DCPR, width of the access they are fronting.	Refused to accord sanction.
13	13	In the Final Plots designated for open spaces in the form of Garden Built-up area equal to 15 per cent of the total plot area under these users may be permitted and shall be used for any complementary use to the main use subject to ground coverage up to 10 per cent and structure shall be only up to ground and one upper floor. Such Structure shall be at one corner of the plot.	<p>Sanctioned with some changes as follows :-</p> <p>The final plots designated for open spaces in the form of Garden shall be developed for the same purpose. The ancillary users like in Door Games, Public Toilet, Changing Rooms, Gymnasium, Canteen, Sport Shop, Meditation, Yoga Hall may be allowed at one corner / side of the plot subject to condition that maximum built-up area for such user shall be 15 per cent out of which maximum 10 per cent shall be allowed on ground floor and remaining on first floor. Such development amenity shall be open to the general public.</p>
14	14	Provision of Amenity space mentioned in sanctioned DCPR's shall not be made applicable for final plots in TPS area.	Sanctioned as Proposed.
15	15	Ribbon Development Rules for urban areas shall be applicable to the Town Planning scheme area.	Refused to accord sanction.
16	16	Excluding Public Utility Spaces in TPS, other amenity spaces specified for particular uses shall be permissible to be utilised for other amenity space users.	Refused to accord sanction.

SCHEDULE - II--Contd.

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1

RELAXATION IN SIDE MARGINS FOR NARROW PLOTS

Refused to accord sanction.

A. The plots liable for relaxation irrespective of their areas, but due to the shape, size and any other factors due to which they are not possible to consume the basis FSI.

Plots accommodating existing structure and in future if the plot owner decide to demolish existing structure and reconstruct new building and then to make these plot possible for construction, they have to be given relaxation for certain parameters i.e. side margins/ height have to be considered so that basic FSI can be possible to utilised at its maximum.

B (i) As per Rule No. 17.3.b of the prevailing DCPR, side marginal distance in relation to the height of building below 15 mtrs. are given in Table No. 16, but the plots where the side margins shall be relaxed by 1.00 mtrs. Except for front marginal distances.

(ii) For the buildings with height more than 15 mtrs. Rule No. 17.3 b) of the prevailing DCPR is applicable. The side margins shall be relaxed to H/5 instead of H/4 subject to the satisfaction of CFO as per DCPR 2018.

The above Rules mentioned are according to the prevailing DCPR 2018. In case, the Rules are replaced by new bye-laws, the above Rules noted shall be replaced by the relevant Rule numbers of the new DCPR.

Refused to accord sanction.

18

18

As per prevailing DCPR (Rule 46.5.4 (6) the TDR generated within the PMRDA area is permissible to be utilized in TP Scheme area. Accordingly, the TDR generated within the TP Scheme area shall be utilized in the area of PMRDA except the areas of Municipal areas / Planning Authority / SPA with other conditions of TDR as applicable as per the DCPR.

सदरची अधिसूचना महाराष्ट्र शासनाचे www.maharashtra.gov.in (कायदे / नियम) या संकेतस्थळावर उपलब्ध राहिल.

महाराष्ट्राचे राज्यपाल यांचे नावाने व आदेशाने,

प्रणव कर्पे,

अवर सचिव,

महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

**Madam Kama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai - 400 032.**

Dated : 18th June 2025.

Maharashtra Regional & Town Planning Act, 1966

NOTIFICATION

No. TPS-1823/72/CR-10/2023/UD-13.— Whereas, under the provisions of Section 151 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as “the said Act”) and in exercise of the powers conferred under sub-section (2) of Section 68 of the said Act regarding the approval of the Draft Town Planning Scheme, the Metropolitan Commissioner and Chief Executive Officer, Pune Metropolitan Region Development Authority, has sanctioned the Draft Town Planning Scheme Authade-Handewadi No. 3 (hereinafter referred to as “the said Draft Scheme”) through Notification No. D.P./TPS- 2, 3, 4, 5, dated 9th January 2020, issued by the Pune Metropolitan Region Development Authority and the said Notification has been published in the Official Gazette, Part One--Pune Divisional Supplement, dated 10th January 2020 ;

and whereas, the Government of Maharashtra in Urban Development Department *vide* Notification No. TPS -1820/150/CR.-11/2020/Arbitrator/UD-13, dated 7th February 2020 and Notification No. TPS-1820/150/CR-51/11/2020/Arbitrator/UD-13, dated 23rd December 2021 issued under sub-section (1) of Section 72 of the said Act, appointed the Arbitrator for the said Draft Scheme (hereinafter referred to as “the said Arbitrator”) ;

and whereas, the said Arbitrator after following the prescribed legal procedure and finalising the said draft scheme, has submitted Autade-Handewadi Preliminary Town Planning Scheme No. 3 to the Government for sanction under sub-section (5) of Section 72 of the said Act, *vide* Letter dated 14th November 2023 (hereinafter referred to as “the said Preliminary Scheme”) ;

and whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government of Maharashtra is of opinion that it is necessary to sanction the said Preliminary Scheme with some changes ;

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 86 of the said Act the State Government hereby, Sanctions Autade-Handewadi Preliminary Town Planning Scheme No. 3 with some changes as described in the Schedule-I (regarding Final Plots) and Schedule-II (regarding Development Control and Promotion Regulation of Town Planning Scheme No. 3) appended hereto :-

- (1) The said sanctioned Preliminary Town Planning Scheme No. 3 shall come into force after one month from the date of publication of Notification in the Official Gazette, as per Section 86 (2) (b) of the said Act.
- (2) This Notification of sanctioning the Autade-Handewadi Preliminary Town Planning Scheme No. 3 shall be available for inspection of Public during working hours on all working days for a period of one month in the following offices :-
 - (i) The Metropolitan Commissioner and Chief Executive Officer, Pune Metropolitan Region Development Authority, Pune.
 - (ii) The Arbitrator, Town Planning Scheme, Authade-Handewadi No. 3, Pune Metropolitan Region Development Authority, Akurdi, Pune.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai

(Accompaniment to the Notification No. TPS-1823/72/CR-10/2023/UD-13, Dated 18th June 2025)

Town Planning Scheme Aautade-Handewadi No. 3 (Preliminary)

SCHEDULE - I

Schedule of Modifications (Individual and Authority Final Plots)

Sr. Nos.	Original Plot Nos. as per the Draft Scheme	Final Plot Nos. as per the Draft Scheme	Proposals / Details as per the Draft Scheme Sanctioned under Section 68 (2) of M.R. and T. P. Act, 1966	Original Plot Nos. as per the Preliminary Scheme submitted by the Arbitrator under Section 72 (5) of the M.R. and T. P. Act, 1966	Final Plot Nos. as per Preliminary Scheme	Proposal as per the Preliminary Scheme submitted by the Arbitrator under Section 72 (5) of the M.R. and T. P. Act, 1966	Modification Sanctioned by the Government under Section 86 (2) of the M.R. and T. P. Act, 1966
1	2	3	4	5	6	7	8
1						Applicant's request to update change in name was verified and updated as per latest 7/12 extract.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 1.
76, 73-P, 73-P	1	1	Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	76, 73-P, 73-P	1	No change in FP Area (kept as per Draft Sanctioned scheme)	
75-P, 73-P	2	2		75-P, 73-P	2		
73-P	3	3		73-P	3		
85-P, 83-P, 79-P, 73-P, 22.	5	5		85-P, 83-P, 79-P, 73-P, 22.	5		
62-P, 62-P, 67-P	12	12		62-P, 62-P, 67-P	12		
56-P	13	13		56-P	13		
43, 40-P, 58	16	16		43, 40-P, 58	16		
93, 84, 82	17	17		93, 84, 82	17		

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
78-P, 78-P, 75-P	18	18		78-P, 78-P, 75-P	18		
83-P, 79-P, 19-P	19	19		83-P, 79-P, 19-P	19		
79-P	20	20		79-P	20		
105, 103, 104-P	21	21		105, 103, 104-P	21		
104-P, 104-P	22	22		104-P, 104-P	22		
104-P, 104-P, 80-P, 17.	25	25		104-P, 104-P, 80-P, 17.	25		
91	27-1	27-1		91	27-1		
100	27-2	27-2		100	27-2		
94, 87-P, 106-P, 106-P, 106-P, 105, 81.	28	28		94, 87-P, 106-P, 106-P, 106-P, 105, 81.	28		
86, 77, 73-p	29	29		86, 77, 73-p	29		
40-P, 40-P, 46	31	31		40-P, 40-P, 46	31		
2-P, 2-P, 47-P, 40-P, 40-P, 1-P.	32	32		2-P, 2-P, 47-P, 40-P, 40-P, 1-P.	32		
40-P, 39-P, 49-P, 80-P.	34	34		40-P, 39-P, 49-P, 80-P.	34		
34-P	39	39		34-P	39		
40-P, 41	40	40		40-P, 41	40		
39-P	41	41		39-P	41		
40-P, 88-P, 57-P	42	42		40-P, 88-P, 57-P	42		
39	43	43		39	43		

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
	92, 80-P, 99	44		92, 80-P, 99	44		
	39-P	45		39-P	45		
	28, 29, 25, 34-P	49		28, 29, 25, 34-P	49		
	24-P	51		24-P	51		
	24-P	52		24-P	52		
	40-P, 1-P, 48-P, 24-P.	53		40-P, 1-P, 48-P, 24-P.	53		
	24-P	54		24-P	54		
	24-P	57		24-P	57		
	1-P, 1-P	59		1-P, 1-P	59		
	2-P, 2-P, 2-P	62		2-P, 2-P, 2-P	62		
	2-P, 2-P, 2-P	63		2-P, 2-P, 2-P	63		
	2-P, 2-P, 1-P	64		2-P, 2-P, 1-P	64		
	2-P, 1-P	65		2-P, 1-P	65		
	2-P, 1-P	66		2-P, 1-P	66		
	2-P, 2-P, 1-P	67		2-P, 2-P, 1-P	67		
	2-P, 2-P, 1-P, 1-P	68		2-P, 2-P, 1-P, 1-P	68		
	2-P, 2-P, 1-P,	69		2-P, 2-P, 1-P,	69		
	2-P, 2-P	70		2-P, 2-P	70		
	2-P, 2-P	71		2-P, 2-P	71		
	23	72		23	72		

SCHEDULE - I --Contd.

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1

53-P

53-P

53-P, 53-P, 2-P

47-P, 24-P

97, 40-P, 40-P, 50,
101, 106-P, 106-P,
56-P.

54, 78-P

38, 40-P, 39-P, 62-P,
51, 51, 56-P, 62-P.2-P, 2-P, 1-P, 1-P,
1-P, 1-P, 1-P, 1-P,
1-P, 1-P.

2-P, 1-P, 1-P

2-P, 2-P, 2-P

16-P, 8-P, 5-P

16-P, 8-P, 5-P

9-P, 10-P

15-P

14-P

14-P

13

73

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SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
87-P, 11, 15-P	106			87-P, 11, 15-P	106		
12	107,			12	107,		
13-P	108,			13-P	108,		
16-P, 8-P, 5-P	109			16-P, 8-P, 5-P	109		
2. 35, 26, 26, 31, 24-P, 96, 78-P.	38		Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	35, 26, 26, 31, 24-P, 96, 78-P.	38	Amalgamation of F.P. No. 38, 48, 81. Therefore, all other F.P.'s in this slot have been readjusted.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
36, 96, 35	48			36, 96, 35	48		
62, 35, 35	81			62, 35, 35	81		
71, 61-P,	4		Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	71, 61-P,	4	Due to change in alignment of Ring Road the Final Plat Nos. 4, 6, 7, 8, 84, 85, 86, 87, 88, 89, 95, 96, 98, AP-5/156 is reshaped.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
74-P	6			74-P	6		
39-P, 62-P, 67-P, 67-P.	7			39-P, 62-P, 67-P, 67-P.	7		
85-P, 62-P, 62-P, 67-P, 67-P.	8			85-P, 62-P, 62-P, 67-P, 67-P.	8		
61-P, 66, 2-P	84			61-P, 66, 2-P	84		
69-P	85			69-P	85		
67-P	86			67-P	86		
65-P, 104-P, 65-P	87			65-P, 104-P, 65-P	87		
104-P, 65-P, 104-P, 88-P.	88			104-P, 65-P, 104-P, 88-P.	88		
39	89			39	89		
4	95			4	95		

1	2	3	4	5	6	7	8
3		96		3	96		
18, 21		98		18, 21	98		
22-P, 23-P, 21-P, 20-P, 65-P, 64-P.		AP-5/156		22-P, 23-P, 21-P, 20-P, 65-P, 64-P.	AP-5/156		
74-P		10		74-P	10		
59		11		59	11		
53-P, 2-P		61		53-P, 2-P	61		
2-P		93		2-P	93		
2-P, 2-P, 1-P, 2-P, 1-P.		94		2-P, 2-P, 1-P, 2-P, 1-P.	94		
54, 52, 54		80		54, 52, 54	80		
69-P		85		69-P	85		
						To bring uniformity in the scheme slight changes in shape is done on same location of Final Plat Nos. 10, 11, 61, 93, 94, 80.	
						Slight reshaping of plot due to readjustment of adjoining FP's.	
						Reshaping of plot due to readjustment of adjoining FP's.	
						Due to existing structure of owner of F. P. No. 85 orientation of F. P. No. 85 was changed.	
						Slight Reshaping of plot due to readjustment of adjoining FP's.	
3.	--	23	Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	--	23	As per Applicant's request to extract area out of his another owned F. P. i.e. 23 and merge into F. P. 88 was verified and the area in F. P. 88 has been given a buildable rectangular plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
104-P, 65-P, 104-P, 88-P.		88		104-P, 65-P, 104-P, 88-P.	88		
65-P, 104-P, 65-P		87		65-P, 104-P, 65-P	87		

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
						As per Applicant's request to extract area out of his another owned F. P. i.e. 87 and merge into F. P. 88 was verified and the area in F. P. 88 has been given a buildable rectangular plot.	
4.	14-P	103	Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	14-P	103	Changed according to OP location.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
	74-P	10		74-P	10		
	39-P, 62-P, 67-P, 67-P,	7		39-P, 62-P, 67-P, 67-P.	7		
	24-P	114		24-P	114		
	104-P, 86-P, 85-P.	112		104-P, 86-P, 85-P	112		
	44, 61-P, 68	30		44, 61-P, 68	30	Due to change in alignment of 110 mtrs. wide Ring road to 65 mtrs. wide Ring road the location of F.P.'s were shifted.	
	70, 40-P	33		70, 40-P	33		
	42, 40-P, 40-P, 57-P, 60, 69-P.	35		42, 40-P, 40-P, 57-P, 60, 69-P.	35	As per Applicant's request location of F. P. 30, 33, 35 were shifted after consideration of location of respective OP.	
	74-P	10		74-P	10		
	59	11		59	11		
	53-P, 2-P	61		53-P, 2-P	61		
	2-P	93		2-P	93		
	2-P, 2-P, 1-P, 2-P, 1-P.	94		2-P, 2-P, 1-P, 2-P, 1-P.	94		
	54, 52, 54	80		54, 52, 54	80	F.P. Nos. 10, 11, 61, 93, 94, 80 is slightly shifted due to rearrangement of grid.	
	63	15-A		63	15-A		

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
61-P, 65-P, 80-P.	15-B			61-P, 65-P, 80-P	15-B		
98, 102, 104-P, 104-P, 27.	46-A			98, 102, 104-P, 104-P, 27.	46-A	F.P. Nos. 51 is slightly reshaped due to rearrangement of grid.	
104-P	46-B			104-P	46-B		
55-P, 24-P, 32-P, 30.	50-A			55-P, 24-P, 32-P, 30.	50-A	F.P. Nos. 15-A, 15-B, 46-A, 46-B, 50-A, 50-B, 97-A, 97-B is split up in two plots and rearranged to bring uniformity in the scheme.	
32-P	50-B			32-P	50-B		
7, 6, 13-P	97-A			7, 6, 13-P	97-A		
9	97-B			9	97-B		
5 28, 29, 25, 34-P.	49		Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	28, 29, 25, 34-P	49	Tenure according to 7/12 extract was rectified as per latest 7/12 extract for FP. 49.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
6. 24-P	54		Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	24-P	54	As per Applicant's request area of their O.P.'s from their F.P. 54-1 were merged either partly or wholly in other F.P. 24 and the F.P.'s were formed.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
104-P, 27, 31	24			104-P, 27, 31	24		
65-P, 104-P, 65-P.	87		Final plots allotted in lieu of their respective O.P. No's to the owners and their area as recorded in Form No. 1 of draft scheme.	65-P, 104-P, 65-P	87	Potkharab area of 700 sq.mtrs. is deducted from S. No. 61/1/2/1 belonging to Mr. Shrikant Jhambre, Rupali Jhambre, Dipali Jhambre and Lata Jhambre and added in F.P. 88 for Mr. Ankush Jhambre after consideration of latest 7/12 extract.	
104-P, 65-P, 104-P, 88-P.	88			104-P, 65-P, 104-P, 88-P.	88		

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
	55-P, 24-P, 32-P, 30.	50-A	lieu of their respective O.P. No's of the owners and their area as recorded in Form No. 1 of Draft Scheme.	55-P, 24-P, 32-P, 30	50-A	Area of S. No. 75/1 belonging to Maharashtra Rajya Bhuvikas Bank is 10450 sq.mtrs. in Draft Sanctioned Scheme which is now rectified as 10400 sq.mtrs. as per latest 7/12 extract.	
	24-P	51		24-P	51		
	24-P	52		24-P	52		
	40-P, 1-P, 48-P, 24-P.	53		40-P, 1-P, 48-P, 24-P	53		
	24-P	54		24-P	54		
	24-P	55		24-P	55		
	24-P	57		24-P	57		
	47-P, 24-P	76		47-P, 24-P	76		
7.	E.W.S. / D.P. / L.I.G.		E.W.S./D.P./L.I.G. Plot allotted with respect to provisions mentioned in Section 64 g (1) i of M.R. and T.P. Act, 1966.	E.W.S. / D.P. / L.I.G. 68-P, 61-P, 79-P, 76-P, 75-P, 74-P.	110	C-1. Change in Shape and area of Final Plot due to Curtailment of width of Ring Road.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
				4-P, 5-P, 2-P, 2-P, 2-P, 2-P.	116	C-2. Change in Location of Final Plot due to Curtailment of width of Ring Road.	
						C-3. Newly formed Final Plot due to Curtailment of width of ring road.	
						C-4. No change in Final Plot.	
8.	Garden / River Front Garden / Green Belt.		Garden River Front Garden / Green Belt Plot allotted with respect to provisions mentioned in Section 64 g (1) ii of M.R. and T.P. Act, 1966.	Garden / River Front Garden / Green Belt.		C-1. Change in Shape and area of Final Plot due to Curtailment of width of Ring Road.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
9. Children Playground / Playground.	Children Playground / Plot allotted with respect to provisions mentioned in Section 64 g (1) ii of M.R. and T.P. Act, 1966.			10-P, 9-P	126	C-2. Change in Location of Final Plot due to Curtailment of width of Ring Road.	
				16-P, 72-P, 71-P, 73-P.	125	C-3. Newly formed Final Plot due to Curtailment of width of ring road.	
						C-4. No change in Final Plot.	
				Children Playground / Playground.		C-1. Change in Shape and area of Final Plot due to Curtailment of width of Ring Road.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
				3, 4, 5	159	C-2. Change in Location of Final Plot due to Curtailment of width of Ring Road.	
				15-P, 16-P	130	C-3. Newly formed Final Plot due to Curtailment of width of ring road.	
						C-4. No change in Final Plot.	
10. Vegetable Market.	Vegetable Market Plot allotted with respect to provisions mentioned in Section 64 g (1) ii of M.R. and T.P. Act, 1966.			Vegetable Market		C-1. Change in Shape and area of Final Plot due to Curtailment of width of Ring Road.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
				24-P	141	C-2. Change in Location of Final Plot due to Curtailment of width of Ring Road.	
				12-P	143	C-4. No change in Final Plot.	
				54-P, 56-P	142	C-3. Newly formed Final Plot.	

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
11. Bus Stops	Bus Stops	Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	Bus Stop	Bus Stops 73-P	146	C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
12. WTP / ESR	WTP / ESR	Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	WTP / ESR	WTP / ESR 13-P, 14-P, 15-P, 16-P.	132	C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
13. Cremation and Burial.	Cremation and Burial.			1-P	135	C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
14. Shopping Centre	Shopping Centre	Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	Shopping Centre	Shopping Centre 66-P, 67-P	161	C- 1. Change in Shape and area of Final Plot due to Curtailment of width of Ring Road. C-3. Newly formed Final Plot due to Curtailment of width of Ring Road.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
15. Informal Market	Informal Market	Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	Informal Market	Informal Market 40-P, 41, 44-P 101-P, 102-P, 100-P 2-P, 2-P, 2-P	139 138 140	C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.

SCHEDULE - I --Contd.

1	2	3	4	5	6	7	8
16.	Cultural and Community Centre.		Cultural and Community Centre Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	Cultural and Community Centre. 90-P, 106-P, 104-P 151		C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
17.	Open Space		Open Space Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	Open Space 52-P, 48-P, 51-P, 79-P	128 129	C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.
18.	Authority Plot		Authority Plot Plot allotted with respect to provisions Mentioned in Section 64 (g-1) (ii) of M.R. and T.P. Act, 1966.	Authority Plot 22-P, 23-P, 21-P, 20-P, P-65, 64-P. 53-P, 54-P, 63-P, 64-P. 43-P, 44-P, 45-P, 47-P, 52-P.	156 155 154	C-1. Change in Shape and area of Final Plot due to Curtailment of width of Ring Road. C-4. No change in Final Plot.	Sanctioned as proposed as shown on Plan Nos. 3 and 4 and as described in Table A and B of Preliminary Town Planning Scheme No. 3.

Note :- In respect of Serial Nos. 8 to 18 the area under Gardens, Playgrounds, Sale Plots, Roads and Amenity Plots shall be up to the extent of 40 per cent of total area under T.P.S. The Arbitrator shall correct the plan accordingly for this limited purpose.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai

(Accompaniment to the Notification No. TPS-1823/72/CR-10/2023/UD-13, Dated 18th June 2025)
Town Planning Scheme Autade-Handewadi No. 3 (Preliminary)

SCHEDULE - II

Schedule of Modifications (Development Control and Promotion Regulations)

Sr. No.	Regulation No.	Proposal as per the preliminary scheme submitted by the Arbitrator to the Government for Sanction under Section 72 (5) of the M.R. and T.P. Act, 1966	Modification Sanctioned by the Government under Section 86 (2) of the M.R. and T.P. Act, 1966
1	2	3	4
1	1	In addition to the Development Control and Promotion Regulations in force in the area of PMR which have been sanctioned vide Urban Development Department Notification No. TPS-1817/1246/CR-40/18/20 (4)/UD-13, dated 11th December 2018 (hereinafter called as DCPR-2018), the following Special Regulations are framed which are supplementary to DCPR-2018 or in future that DCPR which prevails shall apply to the development of any sort to be carried out in the final plots of the Town Planning Scheme No. 1. In case of any conflict between the regulations in the DCPR 2018 and these Special regulations prescribed below, then these Special Regulations shall prevail.	Sanctioned as Proposed.
2	2	The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Residential Zone of the Sanctioned Regional Plan and shall be eligible for development for users prescribed in Regulation of the DCPR -2018.	The Final Plots allotted to the owners in lieu of their Original Plots shall be considered as included in the Residential Zone and shall be eligible for development for users prescribed in Regulation of the DCPR -2018.
3	3	Boundaries of the Final Plots shall not be changed or modified or altered during Development.	Sanctioned as Proposed.
4	4	Amalgamation of two or more final plots shall not be permitted to form a new Final Plot such that the F.P. Numbers will get changed. However, integrated development in two or more adjoining Final Plots shall be permitted considering sum of their areas as one unit for development.	Sanctioned with some changes as follows :- Amalgamation of two or more final plots shall not be permitted to form a new final plot however, integrated development in two or more adjoining final plots shall be permitted considering sum of their areas as one unit for development.
5	5	Temporary/ short term development proposals on any ground shall not be permitted in the portions of original plots which are proposed to be merged during the reconstitution to form a final plots not allotted to the holders/owners of such original plots.	Sanctioned as Proposed.

SCHEDULE - II--Contd.

1	2	3	4																		
6	Sub-division / partition of a final plot shall be permissible subject to strictly adhering to the boundaries of respective Final Plot and subject to DCPR-2018 or prevailing DCPR at the time of such proposal obtained.		Sanctioned as Proposed.																		
7	<p>Permissible normal FSI on Final Plot</p> <p>(a) The FSI applicable to the lands included under the Town Planning Scheme shall be 1.25 in view of the lands pulled / assembled for Residential / Commercial Development by the special Planning Authority. The FSI permissible in a Final Plot shall be computed as below.</p> $\text{FSI of Final Plot} = \frac{(\text{area of original plot}) * 1.25}{(\text{area of final plot})}$		<p>Sanctioned with some changes as follows :-</p> <p>The FSI applicable to the lands included under the Town Planning Scheme shall be 1.25 view of the lands pulled / assembled for residential / Commercial development by the Special Planning Authority. The FSI permissible in a Final Plot whose owners have not been awarded monetary compensation shall be computed as below.</p> $\text{FSI of Final Plot} = \frac{(\text{area of original plot}) * 1.25}{(\text{area of final plot})}$																		
8	<p>(b) The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No. 1 of the Final Scheme prescribed under Rule No. 6 (v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.25.</p> $\text{FSI of Final Plot} = \frac{(\text{area of original plot}) * 1.25}{(\text{area of final plot})}$		<p>Sanctioned with some changes as follows :-</p> <p>The permissible FSI in respect of Final Plots, whose owners have been awarded monetary compensation as per Form No.1 of the Final Scheme prescribed under Rule No.6 (v) of the Maharashtra Town Planning Schemes Rules, 1974 shall be 1.25.</p>																		
9	Additional FSI, Premium FSI or FSI in the form of TDR generated outside the Town Planning Scheme shall be permissible for loading or for consumption in any final plot.		Refused to accord sanction.																		
10	If the FSI mentioned in the Special regulation No.6 above permissible in a final plot is unable to be consumed in view of maintaining marginal distances / height restrictions / fire fighting requirements or due to any such restriction, in such cases, the balance basic FSI over and above the consumed FSI of 1.25 may be permitted to be transferred as TDR to a final plot situated within this PMRDA region excluding Municipal areas/ Planning Authority / SPA subject to condition that the other rules in DCPR related to TDR shall apply.		<p>Sanctioned with some changes as follows :-</p> <p>Maximum FSI permissible in the Final plots whose owners have not been awarded monetary compensation and in Amenity Plots, EWS / LIG Plots shall be as follows :-</p> <table><tr><td>Road Width (m.)</td><td>Basic FSI</td><td>Permissible loading</td><td>Permissible FSI</td><td>Premium FSI</td><td>Maximum Permissible FSI</td></tr><tr><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td><td></td></tr><tr><td>Below 9 meters.</td><td>2.5</td><td>0.00</td><td>0.00</td><td>0.00</td><td>2.50</td></tr></table>	Road Width (m.)	Basic FSI	Permissible loading	Permissible FSI	Premium FSI	Maximum Permissible FSI	1	2	3	4	5		Below 9 meters.	2.5	0.00	0.00	0.00	2.50
Road Width (m.)	Basic FSI	Permissible loading	Permissible FSI	Premium FSI	Maximum Permissible FSI																
1	2	3	4	5																	
Below 9 meters.	2.5	0.00	0.00	0.00	2.50																

SCHEDULE - II--Contd.

1 2

3

4

Road Width (m)	Basic FSI	Permissible TDR loading	Premium FSI	Maximum Permissible FSI
1	2	3	4	5
9-12	2.5	0.2	0.2	2.9
12-15	2.5	0.3	0.2	3.0
15-24	2.5	0.4	0.2	3.1
24-30	2.5	0.5	0.2	3.2
30 and above.	2.5	0.6	0.2	3.3

Maximum FSI permissible in Authority Plots shall be 4.00.

Refused to accord sanction.

Refused to accord sanction.

i) The provisions of Regulation No. 43 of the DCPR-2018 (Conservation of heritage Building / Precincts / Natural Features) shall be applicable.

ii) The aggregate FSI in a receiving Final Plot shall not exceed 4.00

Breakup of 4.00 FSI is as follows :-

$$a) \frac{(\text{Original Plot Area})}{(\text{Final Plot area})} \times 1.25 = 2.50$$

b) Premium paid F.S.I. on FP area = 1.00.

c) TDR shall be applicable as per prevailing DCPR = 0.2 to 0.6 (According to road width of Final Plot).

d) FSI of amenity plots, EWS and authority plots etc.

e) (Irrespective of Road width) shall be 4.00.

iii) The Owner shall not develop his final plot at any time to consume FSI more than that is permissible in case of already constructed plots. Sanctioned as Proposed.

vi) The Final Plot, after such transfer, shall not be eligible for any additional FSI / TDR in future. Sanctioned as Proposed.

SCHEDULE - II--Contd.

1	2	3	4
11	11	<p>v) The Owner of such final plot shall not ask for monetary compensation for balance basic FSI if any after partially consuming the FSI.</p> <p>The permissible basic FSI for EWS / LIG Housing and Amenity Plots) shall be 2.50.</p> <p>The FSI for (Electric Sub-Station) and other utility spaces shall be as decided by Metropolitan Commissioner (PMRDA).</p>	<p>Sanctioned as Proposed.</p> <p>Sanctioned with some changes as follows :-</p> <p>The Permissible basic FSI for EWS/LIG Housing and Amenity Plots shall be 2.50.</p> <p>The FSI for (Electric Sub Station) and other utility spaces shall be 1.00.</p>
12	12	Development of Final Plots allotted to the Special Planning Authority, PMRDA designated for public purposes in the Scheme shall be irrespective of any restriction in DCPR, width of the access they are fronting.	Refused to accord sanction.
13	13	In the Final Plots designated for open spaces in the form of Garden Built-up area equal to 15 per cent of the total plot area under these users may be permitted and shall be used for any complementary use to the main use subject to ground coverage up to 10 per cent and structure shall be only up to ground and one upper floor. Such Structure shall be at one corner of the plot.	<p>Sanctioned with some changes as follows :-</p> <p>The final plots designated for open spaces in the form of Garden shall be developed for the same purpose. The ancillary users like in Door Games, Public Toilet, Changing Rooms, Gymnasium, Canteen, Sport Shop, Meditation, Yoga Hall may be allowed at one corner / side of the plot subject to condition that maximum built-up area for such user shall be 15 per cent out of which maximum 10 per cent shall be allowed on ground floor and remaining on first floor. Such development amenity shall be open to the general public.</p>
14	14	Provision of Amenity space mentioned in sanctioned DCPR's shall not be made applicable for final plots in TPS area.	Sanctioned as Proposed.
15	15	Ribbon Development Rules for urban areas shall be applicable to the Town Planning scheme area.	Refused to accord sanction.
16	16	Excluding Public Utility Spaces in TPS, other amenity spaces specified for particular uses shall be permissible to be utilised for other amenity space users.	Refused to accord sanction.

SCHEDULE - II--Contd.

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1

RELAXATION IN SIDE MARGINS FOR NARROW PLOTS

Refused to accord sanction.

A. The plots liable for relaxation irrespective of their areas, but due to the shape, size and any other factors due to which they are not possible to consume the basis FSI.

Plots accommodating existing structure and in future if the plot owner decide to demolish existing structure and reconstruct new building and then to make these plot possible for construction, they have to be given relaxation for certain parameters i.e. side margins/ height have to be considered so that basic FSI can be possible to utilised at its maximum.

B (i) As per Rule No. 17.3.b of the prevailing DCPR, side marginal distance in relation to the height of building below 15 mtrs. are given in Table No. 16, but the plots where the side margins shall be relaxed by 1.00 mtrs. Except for front marginal distances.

(ii) For the buildings with height more than 15 mtrs. Rule No. 17.3 b) of the prevailing DCPR is applicable. The side margins shall be relaxed to H/5 instead of H/4 subject to the satisfaction of CFO as per DCPR 2018.

The above Rules mentioned are according to the prevailing DCPR 2018. In case, the Rules are replaced by new bye-laws, the above Rules noted shall be replaced by the relevant Rule numbers of the new DCPR.

Refused to accord sanction.

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18

As per prevailing DCPR (Rule 46.5.4 (6) the TDR generated within the PMRDA area is permissible to be utilized in TP Scheme area. Accordingly, the TDR generated within the TP Scheme area shall be utilized in the area of PMRDA except the areas of Municipal areas / Planning Authority / SPA with other conditions of TDR as applicable as per the DCPR.

This Notification shall also be made available on the Government website www.maharashtra.gov.in (कायदे / नियम) for information.

By Order and in the name of the Governor of Maharashtra,

PRANAV KARPE,

Under Secretary to Government.

नगर विकास विभाग

चौथा मजला, मुख्य इमारत, मंत्रालय,
मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,
मुंबई - ४०० ०३२

दिनांक : १८ जून २०२५

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

अधिसूचना

क्रमांक टीपीएस-१८२०/१५०/प्र.क्र.११/२०२०/लवाद/नवि-१३. — ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) (यात यापुढे "उक्त अधिनियम" असे संबोधले आहे) च्या कलम १५१ च्या तरतुदीन्वये, उक्त अधिनियमाच्या कलम ६८ (२) मधील तरतुदीनुसार प्रारूप नगर रचना परियोजनेस मंजुरीबाबतच्या प्राप्त अधिकारांचा वापर करून, महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण यांनी औताडे-हांडेवाडी क्र. ३ ही प्रारूप नगर रचना परियोजना पुणे महानगर प्रदेश विकास प्राधिकरण यांचेकडील अधिसूचना क्र. वि.यो./नरयो-२, ३, ४, ५, दिनांक ९ जानेवारी २०२० अन्वये मंजूर केली आहे. सदरहू अधिसूचना दिनांक १० जानेवारी २०२० रोजीचे महाराष्ट्र शासन राजपत्र, भाग एक-पुणे विभागीय पुरवणीमध्ये प्रसिद्ध झालेली आहे (यात यापुढे "उक्त प्रारूप परियोजना" असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ७२ (१) अन्वये उक्त प्रारूप योजना मंजुरीबाबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याच्या आत लवाद यांची नियुक्ती करणे आवश्यक आहे ;

आणि ज्याअर्थी, राज्य शासनाने अधिसूचना क्र. टीपीएस-१८२०/१५०/प्र.क्र.११/२०२०/लवाद/नवि-१३, दिनांक २३ डिसेंबर २०२१ अन्वये, श्री. र. ना. जायभाये, सहायक संचालक, नगर रचना, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांची उक्त प्रारूप योजनेसाठी, तसेच इतर नगर रचना योजनांसाठी लवाद म्हणून नियुक्ती केली होती ;

आणि ज्याअर्थी, श्री. र. ना. जायभाये यांची उपसंचालक, नगर रचना या पदावर पदोन्नती झालेली असून, उक्त प्रारूप योजनेचे लवादीय कामकाज शिघ्रतेने व मुदतीत करावयाचे असल्याने उक्त प्रारूप योजनेसाठी इतर अधिकाऱ्यांची लवाद म्हणून नियुक्त करणे आवश्यक झाले आहे.

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ७२ उप-कलम (१) अन्वये आणि महाराष्ट्र नगर रचना योजना नियम, १९७४ मधील नियम क्र. ११ नुसार प्राप्त अधिकारात शासन याद्वारे, श्री. र. ना. जायभाये यांचे ऐवजी श्री. प्र. ग. नाळे, निवृत्त उपसंचालक, नगर रचना यांची उक्त प्रारूप योजनेसाठी लवाद म्हणून कंत्राटी पद्धतीने तात्काळ नियुक्ती करीत आहे व लवाद यांना आवश्यक ते सर्व सहाय्य व त्यांच्यावर देण्यात आलेल्या जबाबदाऱ्या पार पाडण्यासाठी इतर अत्यावश्यक सोयी-सुविधा पुरविण्याबाबत पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांना याद्वारे सूचना देण्यात येत आहेत.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रणव कर्पे,

अवर सचिव,

महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

Madam Kama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai-400 032

Dated : 18th June 2025

The Maharashtra Regional and Town Planning Act, 1966

NOTIFICATION

No. TPS-1820/150/C.R.11/2020/Arbitrator/UD-13.— Whereas, under the provisions of Section 151 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") and in exercise of the powers conferred under sub-section (2) of Section 68 of the said Act regarding the approval of the Draft Town Planning Scheme, the Metropolitan Commissioner, Pune Metropolitan Region Development Authority, has sanctioned the Draft Town Planning

Scheme, Autade-Handewadi No. 3 vide Notification No. D.P./TPS- 2, 3, 4, 5, dated 9th January 2020, issued by the Pune Metropolitan Region Development Authority, this Notification has been published in the Official Gazette, Part One-Pune Divisional Supplement, dated 10th January 2020 (hereinafter referred to as "the said Draft Scheme") ;

and whereas, as per the provisions of Section 72 (1) of the said Act, it is necessary to appoint an Arbitrator, within one month from the date on which the Sanction to the said Draft Scheme is published in the Official Gazette ;

and whereas, the Government of Maharashtra has appointed Shri. R. N. Jayabhaye, Assistant Director of Town Planning, Pune Metropolitan Region Development Authority, Pune as an Arbitrator for the said Draft Scheme and other Town Planning Schemes, vide it's Notification No. TPS-1820/150/C.R.11/2020/Arbitrator/UD-13, dated 23rd December 2021 ;

and whereas, Shri. R. N. Jayabhaye has been promoted to the post of Deputy Director, Town Planning, and since the work related to the said draft scheme needs to be carried out promptly and within the stipulated time, it has become necessary to appoint other officers as Arbitrators for the said draft scheme ;

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 72 of the said Act read with Rule No. 11 of the Maharashtra Town Planning Scheme Rules, 1974, the Government of Maharashtra hereby, in place of Shri. R. N. Jayabhaye, appoints Shri. P. G. Nale, Retired Deputy Director of Town Planning, on Contractual basis, as an Arbitrator for the said Draft Scheme with immediate effect and further directs the Pune Metropolitan Region Development Authority, Pune to extend all reasonable assistance to the Arbitrator and also provide other necessary perks to carry out duties cast upon him in the time bound manner and bear the cost on such items ;

By Order and in the name of Governor of Maharashtra,

PRANAV KARPE,

Under Secretary to Government.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२

दिनांक : ९ जून २०२५

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

अधिसूचना

क्रमांक टीपीएस-१८२५/५६/प्र.क्र.५९/२०२५/नवि-१३.— ज्याअर्थी, शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टीपीएस-१७०९/१३७६/प्र.क्र.१७६५/०९/नवि-१३, दिनांक ७ जुलै २०१९ (यात यापुढे जिचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे) अन्वये पंढरपूर नगर परिषदेची दुसरी सुधारित विकास योजना (यापुढे "उक्त विकास योजना" असे संबोधले आहे) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (यात यापुढे "उक्त अधिनियम" असे संबोधले आहे) चे कलम ३१ (१) अन्वये मंजूर केली असून ती दिनांक १६ फेब्रुवारी २०१२ पासून अमलात आलेली आहे ;

आणि ज्याअर्थी, उक्त विकास योजनेसाठी "पंढरपूर नगरपरिषद" हे नियोजन प्राधिकरण आहे (यात यापुढे "उक्त नियोजन प्राधिकरण" असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त विकास योजनेमध्ये शहर पंढरपूर, जिल्हा सोलापूर येथील सि.स.नं. ४००० (पैकी), क्षेत्र ०.५६ हेक्टर आर ही जागा, (यात यापुढे "उक्त जागा" असे संबोधले आहे) आ. क्र. ३२, "सिद्धिक सेंटर" या आरक्षणाने बाधित होत आहे (यात यापुढे "उक्त आरक्षण" असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने त्यांच्या सर्वसाधारण सभेचा ठराव क्र. ७६२, दिनांक १२ सप्टेंबर २०२४ अन्वये उक्त विकास योजनेतील उक्त जागेवरील आ. क्र. ३२, "सिद्धिक सेंटर" एकूण क्षेत्र ५६०० चौ.मी. यापैकी २००० चौ.मी. क्षेत्रामध्ये "सांस्कृतिक भवन" असे आरक्षणाचे नामाभिधान बदल करणेकरिता, तसेच त्यासह उक्त आरक्षणापैकी काही क्षेत्र (क्षेत्र ३०० चौ.मी.) उत्तरेकडील विद्यमान रस्त्यापासून १२

मी. रुंदीचा रस्ता उक्त सांस्कृतिक भवनाचे नवीन प्रस्तावित आरक्षणाकरिता पोहोच रस्ता म्हणून ठेवणेकामी फेरबदल करण्याचे ठरविले असून त्या अनुषंगाने उक्त अधिनियमाच्या कलम ३७ (१) अन्वये सर्व वैधानिक कार्यवाही पूर्ण करून फेरबदलाचा प्रस्ताव दिनांक १८ डिसेंबर २०२४ व त्यानंतर दिनांक २० जानेवारी २०२५ रोजीचे पत्रान्वये शासनाचे मान्यतेसाठी सादर केला आहे (यात यापुढे ज्याचा उल्लेख "प्रस्तावित फेरबदल" असा करण्यात आला आहे) ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर, प्रस्तावित फेरबदल मान्य करणे आवश्यक आहे, असे शासनाचे मत झाले आहे.

त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ चे पोट-कलम (२) अन्वये व त्या अनुषंगाने शासनास प्राप्त असलेल्या इतर अधिकारांचा वापर करून शासन उक्त विकास योजनेतील प्रस्तावित फेरबदलास, मंजुरी देत आहे आणि त्यासाठी उक्त अधिसूचनेसोबत जोडलेल्या फेरबदलांच्या अनुसूचीमध्ये शेवटच्या नोंदीनंतर खालीलप्रमाणे बदलाची नोंद घेण्याचे निदेश देत आहे :--

नोंद

"सोबतच्या नकाशावर दर्शविल्यानुसार पंढरपूर नगरपरिषदेच्या मंजूर विकास योजनेमधील शहर पंढरपूर येथील सि.स.नं. ४००० (पैकी) या जागेवरील आ. क्र. ३२, "सिद्धिक सेंटर" एकूण क्षेत्र ५६०० चौ.मी. यापैकी २००० चौ.मी. क्षेत्रामध्ये "सांस्कृतिक भवन" असे आरक्षणाचे नामाभिधान बदल करणेकरिता, तसेच त्यासह उक्त आ. क्र. ३२, "सिद्धिक सेंटर" या आरक्षणापैकी काही क्षेत्र (क्षेत्र ३०० चौ.मी.) उत्तरेकडील विद्यमान रस्त्यापासून १२ मी. रुंदीचा विकास योजना रस्ता उक्त सांस्कृतिक भवनाचे नवीन प्रस्तावित आरक्षणाकरिता पोहोच रस्ता म्हणून मंजूर करणेकामी पंढरपूर नगरपरिषदेने शासनास सादर केलेल्या फेरबदल प्रस्तावास म.प्रा.नि. व नगर रचना अधिनियम, १९६६ चे कलम ३७ (२) अन्वये मान्यता देण्यात येते".

उक्त फेरबदल दर्शविणारा भाग नकाशा क्र. टीपीएस-१८२५/५६/प्र.क्र.५९/२०२५/नवि-१३ हा मुख्याधिकारी, पंढरपूर नगरपरिषद, पंढरपूर, जिल्हा सोलापूर यांचे कार्यालयात एक महिन्याच्या कालावधीसाठी, कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी नागरिकांच्या अवलोकनार्थ उपलब्ध करण्यात यावा.

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या वेबसाईटवर प्रसिद्ध करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

प्रणव कर्पे,

अवर सचिव,

महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT, Mantralaya, Mumbai-400 032

Dated : 9th June 2025

Maharashtra Regional and Town Planning Act, 1966.

NOTIFICATION

No. TPS-1825/56/CR.No.59/2025/UD-13.—Whereas, the Government in Urban Development Department, *vide* its Notification No. TPS-1709/1376/CR-1765/09/UD-13, dated 7th July 2011 (hereinafter referred to as the "said Notification") has sanctioned the Second Revised Development Plan of Pandharpur Municipal Council, District Solapur (hereinafter referred to as "the said Development Plan") under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act"), which has come into force with effect from the 16th February 2012 ;

and whereas, the "Pandharpur Municipal Council" is the Planning Authority for the said Development Plan (hereinafter referred to as "the said Planning Authority") ;

and whereas, in the said Development Plan, the land bearing C.T.S. No. 4000 (Part), in the City Pandharpur, District Solapur area admeasuring about 0.56 Hecter Are (hereinafter referred to as "the said Land") is reserved for Site No. 32, "Civic Center" (hereinafter referred to as "the said Reservation") ;

and whereas, the said Planning Authority, *vide* its General Body Resolution No. 762, dated 12th September 2024, resolved to change the designation of the Site No. 32, "Civic Center" upto the extent of area admeasuring about 2000 sq.mtrs. out of the total area 5600 sq.mtrs. of the said Site No. 32, Civic Center on the said land in the said Development Plan and proposed to re-disgnate as a Cultural Center and silmultaneously to propose the new 12 mtrs. *vide* road for the approach to the newly proposed reservation of Civic Center from the existing road and for that purpose, after following all the legal formalities stipulated under Section 37 (1) of the said Act, the said Planning Authority, *vide* letter dated the 18th December 2024, and dated 20th January 2025 has submitted the proposed Modification to the Government for its sanction (hereinafter referred to as "the Proposed Modification") ;

and whereas, after necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the proposed Modification needs to be sanctioned.

Now therefore, in exercise of powers conferred by sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby sanctions the proposed Modification and for that purpose directs that, in the Schedule of Modifications appended to the said Notification, after the last entry, the following new entry shall be added *viz.* :-

ENTRY

"Sanction is accorded under Section 37 (2) of the Maharashtra Regional and Town Planning Act, 1966 to the Modification proposal submitted by the Pandharpur Municipal Council to change the designation of the Site No. 32, "Civic Center" upto the extent of area admeasuring about 2000 sq.mtrs. out of the total area 5600 sq.mtrs. of the said Site No. 32, Civic Center on the land bearing CTS No. 4000 (Part), in the Development Plan of Pandharpur Municipal Council and to re-disgnate the said 2000 sq.mtrs. area as a Cultural Center and silmultaneously to the new 12 mtrs. *vide* DP Road is also sanctioned for the approach to the said reservation of Civic Center from the existing road as shown on Plan".

The Part Plan, bearing No. TPS-1825/56/CR.No.59/2025/UD-13, showing the above sanctioned Modification shall be kept open for inspection by the general public during office hours in the office of the Chief Officer, Pandharpur Municipal Council, Pandharpur, District Solapur for a period of one month.

This Notification shall also be published on the Government web-site www.maharashtra.gov.in.

By Order and in the name of the Governor of Maharashtra,

PRANAV KARPE,

Under Secretary to Government.

नगर विकास विभाग

मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,
मंत्रालय, मुंबई - ४०० ०३२.

दिनांक : १९ जून २०२५

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

अधिसूचना

क्रमांक टीपीएस-१८२३/१५४४/प्र.क्र.४२/२०२३/नवि-१३.— ज्याअर्थी, पुणे महानगरपालिकेने (यापुढे "उक्त नियोजन प्राधिकरण" असे संबोधिले आहे) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) (यापुढे "उक्त अधिनियम" असे संबोधिले आहे) चे कलम ६० चे उपकलम (१) चे तरतुदीन्वये प्राप्त अधिकारात प्रशासकीय ठराव क्र. १००३, दिनांक १० मार्च २०२२ अन्वये, पुणे महानगरपालिका हद्दीतील नगर रचना परियोजनेत समाविष्ट क्षेत्राकरिता प्रारूप नगर रचना परियोजना क्र. १०, फुरसुंगी तयार करणेबाबतचा इरादा जाहीर केला आहे व त्याबाबत उक्त अधिनियमाचे कलम ६० चे उपकलम (२) चे तरतुदीन्वये इरादा शासन राजपत्रात भाग एक-पुणे विभागीय पुरवणीमध्ये दिनांक ९ मार्च २०२२ रोजी प्रसिद्ध करण्यात आला आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत करून ज्या क्षेत्रासाठी नगर रचना परियोजना क्र. १०, फुरसुंगी तयार करण्याचा इरादा जाहीर केला आहे त्या क्षेत्रासाठी प्रारूप नगर रचना परियोजनेचा मसुदा तयार केला आहे (यात यापुढे "उक्त प्रारूप नगर रचना परियोजना क्र. १०" असे संबोधिले आहे) व उक्त प्रारूप नगर रचना परियोजना क्र. १०, फुरसुंगी, उक्त अधिनियमाचे कलम ६१ चे उपकलम (१) चे तरतुदीन्वये शासन राजपत्रात भाग एक-पुणे विभागीय पुरवणीमध्ये, पृष्ठे १ ते ३ वर व इतर विहित मार्गाने दिनांक ३१ मार्च २०२३ रोजी प्रसिद्ध करण्यात आली आहे ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने उक्त प्रारूप नगर रचना परियोजना प्रसिद्ध केल्यानंतर, संबंधित बाधित व्यक्तींकडून प्राप्त सूचना / हरकर्तीचा योग्य तो विचार करून उक्त अधिनियमाचे कलम ६८ चे उपकलम (१) चे तरतुदीन्वये उक्त प्रारूप नगर रचना परियोजना क्र. १० बाबत प्राप्त सूचना / हरकर्तीच्या प्रतीसह शासनास दिनांक २७ जून २०२३ रोजीच्या पत्रान्वये मंजुरीकरिता सादर केली आहे ;

आणि ज्याअर्थी, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांनी त्यांचे पत्र क्र. ४७८७, दिनांक १३ सप्टेंबर २०२३ अन्वये, उक्त प्रारूप नगर रचना योजना क्र. १०, फुरसुंगीबाबत शासनास अहवाल सादर केलेला आहे ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांच्याशी सल्लामसलत केल्यानंतर उक्त प्रारूप नगर रचना परियोजना काही सूचनांसह व अटीसह जनहितार्थ मंजूर करणे आवश्यक आहे, असे राज्य शासनाचे मत झाले आहे.

आता त्याअर्थी, उक्त अधिनियमाचे कलम ६८ चे उपकलम (२) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून महाराष्ट्र शासन खालीलप्रमाणे आदेश पारित करित आहे ;

- (क) उक्त प्रारूप नगर रचना परियोजना, फुरसुंगी क्र. १०, काही सूचना व अटीसह मंजूर करित आहे.
- (ख) मंजूर करण्यात आलेली उक्त प्रारूप नगर रचना परियोजना फुरसुंगी क्र. १० अमलात येण्याचा दिनांक हा प्रस्तुत अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकांनंतर एक महिन्यांनंतरचा असेल असे निश्चित करित आहे, ज्यानुसार उक्त अधिनियमाचे कलम ६८-अ चे तरतुदीनुसार संबंधित भूखंड / जागा निहित होणेचा अंमल लागू होत आहे.
- (ग) फुरसुंगी-उरुळी देवाची नगर परिषदेने उक्त अधिनियमाचे कलम ६८-अ चे तरतुदीमध्ये नमूद केल्यानुसार भूखंड / जागांचा ताबा घ्यावा, असे निर्देशित करित आहे.
- (घ) मंजूर नगर रचना परियोजना फुरसुंगी क्र. १० च्या अधिप्रमाणित प्रती किंवा त्यातील अचूक असल्याचे प्रमाणित केलेले उतारे यांच्या प्रती फुरसुंगी-उरुळी देवाची नगरपरिषद व पुणे महानगरपालिका यांच्या कार्यालयामध्ये आम जनतेला अर्ज करून माफक दरात विक्रीसाठी उपलब्ध करून देण्याचे निर्देशित करित आहे.

टीप :-

प्रस्तुतची अधिसूचना, उपरोक्त मंजूर प्रारूप नगर रचना परियोजना फुरसुंगी क्र. १० दर्शविणाऱ्या नकाशाच्या प्रतीसह, फुरसुंगी-उरुळी देवाची नगरपरिषद व पुणे महानगरपालिका यांच्या कार्यालयात कामकाजाच्या दिवशी कार्यालयीन वेळेत नागरिकांच्या अवलोकनार्थ एक महिन्याच्या कालावधीकरिता उपलब्ध राहील.

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in (कायदे / नियम) या संकेतस्थळावरदेखील माहितीकरिता उपलब्ध राहील.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रणव कर्पे,

अवर सचिव,

महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

Madam Kama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai - 400 032

Dated : 19th June 2025

Maharashtra Regional and Town Planning Act, 1966

NOTIFICATION

No. TPS-1823/1544/CR-42/2023/UD-13.- Whereas, the Pune Municipal Corporation (hereinafter referred to as "the said Planning Authority") in exercise of the powers vested in it under sub-section (1) of Section 60 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") by its Resolution No. 1003, dated 10th March 2022, declared

its intention to make the Draft Town Planning Scheme, Fursungi No. 10 for the area comprised in that scheme and published the declaration so made in accordance with the provisions of sub-section (2) of Section 60 of the said Act in the Official Gazette, Part One-Pune Divisional Supplement, date 9th March 2022 ;

and whereas, the said Planning Authority after consultation with the Director of Town Planning, Maharashtra State, Pune prepared a Draft Town Planning Scheme Fursungi No. 10 (hereinafter referred to as "the said Draft Town Planning Scheme") for the area in respect of which the declaration was made as aforesaid and published the said Draft Town Planning scheme in the Official Gazette, Part One-Pune Divisional Supplement, dated 31st March 2023 at Page Nos. 1 to 3, and in the other prescribed manner as required under the provisions of sub-section (1) of Section 61 of the said Act ;

and whereas, after the publication of the said Draft Town Planning Scheme by the said Planning Authority, and after due consideration of the suggestions / objections received from the concerned affected persons, the said Draft Town Planning Scheme Fursungi No. 10, along with copies of the received suggestions / objections, has been submitted to the Government for approval under the provisions of sub-section (1) of Section 68 of the said Act, *vide* letter dated 27th June 2023 ;

and whereas, the Director of Town Planning, Maharashtra State, Pune *vide* Letter No. 4787, dated 13th Septmber 2023, has submitted the report about, Draft Town Planning Scheme Fursungi No. 10 to the State Government ;

and whereas, the Government of Maharashtra after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, proposes to sanction the said Draft Town Planning Scheme in the larger interest of public, subject to certain conditions and directions.

Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 68 of the said Act, and all other powers enabling it on the behalf the Government of Maharashtra hereby.

- (A) Sanctions the said Draft Town Planning Scheme, Fursungi No. 10 subject to certain conditions and directions ;
- (B) Fixes the date after one month, from publication of this Notification in the Official Gazette, as the date of coming into force of the said Draft Town Planning Scheme, which shall have effect as provided in Section 68-A of the said act of vesting of such plots ;
- (C) Directs that the lands thereunder shall be taken into possession by the Fursungi-Uruli Devachi Municipal Council as stipulated under the provisions of Section 68-A of the said Act ;
- (D) Directs that the copies of the said Draft Town Planning Scheme or extracts there from certified to be corrected, shall be made available for sale to the general public on application at a reasonable price at the office of the Fursungi-Uruli Devachi Municipal Council, Pune and Pune Municipal Corporation, Pune.

Note :-

A copy of the plans of the aforesaid sanctioned Draft Town Planning Scheme Fursungi No. 10 shall be available for public inspection in the office of Fursungi-Uruli Devachi Municipal Council, Pune and Pune Municipal Corporation, Pune during office hours on all working days for a period of one month.

This Notification shall also be available on the Government website www.maharashtra.gov.in (कायदे / नियम) for information.

By Order and in the name of the Governor of Maharashtra,

PRANAV KARPE,

Under Secretary to the Government.

नगर विकास विभाग

चौथा मजला, मंत्रालय,

मुंबई - ४०० ०३२

दिनांक : २६ जून २०२५

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

अधिसूचना

क्रमांक टीपीएस-१७२४/कोर्ट-१०७/प्र.क्र.१६१/२०२४/नवि-१३. — ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे (सन १९६६ चा महाराष्ट्र अधिनियम ३७ वा) (यात यापुढे "उक्त अधिनियम" असा उल्लेख करण्यात आला आहे.) कलम ३१ (१) अन्वये, सोलापूर महानगरपालिकेची सुधारित विकास योजना (यात यापुढे "उक्त विकास योजना" असा उल्लेख केलेली) महाराष्ट्र शासनाच्या नगर विकास विभागाने अधिसूचना क्र. टीपीएस-१७८४/२१५५/प्र.क्र.३४१/८४/नवि-१३, दिनांक २८ ऑक्टोबर २००४ अन्वये भागशः मंजूर केली असून ती दिनांक १५ डिसेंबर २००४ पासून अमलात आलेली आहे. (यात यापुढे जिचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे), तसेच सोलापूर महानगरपालिकेची वगळलेल्या क्षेत्राची विकास योजना (ई.पी) शासनाच्या नगर विकास विभागाने अधिसूचना क्र. टीपीएस-१७०७/८१८/प्र.क्र.७०९/०७/नवि-१३, दिनांक २१ ऑगस्ट २००८ अन्वये मंजूर केली असून ती दिनांक १५ नोव्हेंबर २००८ पासून अमलात आलेली आहे ;

आणि ज्याअर्थी, उक्त विकास योजनेमध्ये, सोबतच्या अनुसूची-अ मध्ये वर्णन केलेली सोलापूर महानगरपालिकेच्या दुसऱ्या सुधारित मंजूर विकास योजनेतील मौजे मजरेवाडी, तालुका उत्तर सोलापूर, जिल्हा सोलापूर येथील नवीन सर्व्हे नंबर ३३/१ (पै.) (जुना सर्व्हे नंबर २३८/१) ही जमीन क्षेत्र १४१५० चौ. मी. (यात यापुढे "उक्त जमीन" असा उल्लेख केला आहे.) आ. क्र. १३/५५, "स्टेडियम" या मोठ्या आरक्षणाचा भाग आहे. (यात यापुढे "उक्त आरक्षण" असा उल्लेख केला आहे.) ;

आणि ज्याअर्थी, सोलापूर महानगरपालिकेने (यात यापुढे "उक्त महानगरपालिका" असे संबोधिले आहे) उक्त जमीन, उक्त विकास योजना अमलात आल्याच्या दिनांकापासून दहा वर्षांच्या कालावधीत संपादन केलेली नाही ;

आणि ज्याअर्थी, उक्त जमिनीच्या मालकांनी उक्त अधिनियमाचे कलम १२७ (१) नुसार, नियोजन प्राधिकरण असलेल्या उक्त महानगरपालिकेवर दिनांक ८ जुलै २०१९ रोजी सूचना बजावून उक्त जमीन विहित कालावधीमध्ये संपादित करण्यास कळविले होते ;

आणि ज्याअर्थी, उक्त अधिनियमाचे कलम १२७ (१) अन्वये सूचना बजावल्यानंतरही, उक्त महानगरपालिकेने उक्त जमीन दोन वर्षांच्या कालावधीत संपादन केली नाही अथवा ती संपादन करण्याबाबत महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम १२६ (४) सह भूसंपादन, पुनर्वसन व पुनर्वसाहत करताना उचित भरपाई मिळण्याचा आणि पारदर्शकतेचा हक्क अधिनियम, २०१३ चे कलम १९ अन्वयेची भूसंपादनाची अधिसूचना दिनांक ८ जुलै २०२१ पूर्वी प्रसिद्ध केलेली नाही ;

आणि ज्याअर्थी, मा. मुंबई उच्च न्यायालयाने उक्त जमिनीच्या मालकांनी दाखल केलेल्या रिट याचिका क्र. ७१३५/२०२१ मध्ये दिनांक २७ फेब्रुवारी २०२४ रोजीच्या आदेशानुसार महाराष्ट्र शासनाने उक्त जमिनीवरील उक्त आरक्षण नोटिसीखालील क्षेत्रापुरते व्यपगत झाल्याबाबत उक्त अधिनियमाच्या कलम १२७ (२) अन्वये अधिसूचना निर्गमित करावी, असे आदेश पारित केले आहेत ;

आणि ज्याअर्थी, उक्त प्रकरणी मा. उच्च न्यायालयाचे आदेश प्राप्त झाल्यानंतर, तसेच सोलापूर महानगरपालिकेचा अहवाल व संचालक, नगर रचना महाराष्ट्र राज्य, पुणे यांचा अहवाल प्राप्त झाल्यानंतर उक्त अधिनियमाचे कलम १२७ (१) मधील तरतुदीनुसार उक्त विकास योजनेतील, उक्त जमिनीवरील, उक्त आरक्षण नोटिसीखालील क्षेत्रापुरते व्यपगत झाले असल्याचे शासनाचे मत झाले आहे.

आता त्याअर्थी, उक्त अधिनियमाचे कलम १२७ (२) नुसार प्राप्त अधिकारात व त्या अनुषंगाने प्राप्त इतर अधिकारात राज्य शासन, उक्त विकास योजनेतील, उक्त जमिनीवरील उक्त आरक्षण (सोबत जोडलेल्या अनुसूची-अ मध्ये नमूद केल्यानुसार) नोटिसीखालील क्षेत्रापुरते व्यपगत झाल्याचे अधिसूचित करित आहे व अशाप्रकारे उक्त आरक्षणामधून मुक्त झालेली जमीन ही तिच्या जमीनमालकास, उक्त विकास योजनेतील लगतच्या अनुज्ञेय भू-वापराप्रमाणे अन्यथा अनुज्ञेय असलेल्या विकासाकरिता उपलब्ध होईल.

प्रस्तुत आदेशान्वये उक्त आरक्षणामधून व्यपगत झालेले क्षेत्र दर्शविणाऱ्या भाग नकाशाची प्रत आयुक्त, सोलापूर महानगरपालिका, जिल्हा सोलापूर यांच्या कार्यालयात कार्यालयीन वेळेत नागरिकांच्या अवलोकनार्थ एक महिन्याच्या कालावधीसाठी ठेवण्यात येत आहे.

अनुसूची - अ

अ.क्र.	मौजे	सर्व्हे क्रमांक	विकास योजनेतील आरक्षण	आरक्षणाचे एकूण क्षेत्र	कलम १२७ (२) अन्वये आरक्षणापैकी व्यपगत झालेले क्षेत्र
१	२	३	४	५	६
१.	मौजे मजरेवाडी, तालुका उत्तर सोलापूर, जिल्हा सोलापूर.	नवीन सर्व्हे नं. ३३/१ (पै.) (जुना सर्व्हे नं. २३८/१)	आ. क्र. १३/५५, "स्टेडियम"	२८००० चौ.मी.	१४१५० चौ.मी.

सदर अधिसूचना महाराष्ट्र शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या अधीकृत संकेतस्थळावर प्रसिद्ध करण्यात येत आहेत.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रणव कर्पे,

अवर सचिव,
महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

4th Floor, Mantralaya,
Mumbai-400 032

Dated : 26th June 2025

The Maharashtra Regional and Town Planning Act, 1966

NOTIFICATION

No. TPS-1724/COURT-107/CR.161/2024/UD-13.- Whereas, the Government in Urban Development Department *vide* Notification No.TPS-1784/2155/CR-341/84/UD-13, dated 28th October 2004 has partly sanctioned the Revised Development Plan of Solapur Municipal Corporation (hereinafter referred to as "the said Development Plan") under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") and the same has come into force with effect from dated 15th December 2004 (hereinafter referred to as the "said Notification") and Revised Development Plan for the Excluded Part (E.P) of Solapur Municipal Corporation has sanctioned by the Government in Urban Development Department, *vide* Notification No. TPS-1707/818/C.R.No.709/07/UD-13, dated 21st August 2008, which has come into force with effect from the dated 15th November 2008 ;

and whereas, as per the said Development Plan, the land bearing New S. No. 33/1 (pt.), (old S. No. 238/1,) of Village Majarewadi, Taluka Uttar Solapur, District Solapur, area admeasuring about 14150 sq.mtrs. ((hereinafter referred to as "the said land") more particularly described in Schedule-A is the part of the larger Reservation No. 13/55, "Stadium" (hereinafter referred to as "the said Reservation") ;

and whereas, the said land has not been acquired by the Solapur Municipal Corporation (hereinafter referred to as "the said Municipal Corporation") within ten years from the date on which the said Development Plan has come into force ;

and whereas, the Owners of the said land served a Notice dated 8th July 2019 under Section 127 (1) of the said Act to the said Municipal Corporation, being the Planning Authority, informing that the said land is to be acquired by the said Municipal Corporation, within the stipulated period ;

and whereas even after service of the Notice as aforesaid, the said land has neither been acquired, nor the Notification of land acquisition required under Section 126 (4) of the Maharashtra Regional and Town Planning Act, 1966 read with Section 19 of the Right to fair Compensation of Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, has been published by the said Municipal Corporation before dated 8th July 2021 *i.e.* within a period of two years from the date of the service of the Notice under sub-section (1) of Section 127 of the said Act ;

and whereas, Hon'ble High Court of Judicature of Bombay, in Writ Petition No. 7135/2021 filed by the Owners of the said land, has passed Order on dated 27th February 2024 and directed to notify the lapsing of the said Reservations on the said Land upto the extend of the notice by publishing an Order in the Official Gazette under Section 127 (2) of the said Act ;

and whereas, after receiving the, Order of Hon'ble High Court, Bombay and report of the Solapur Municipal Corporation and report of the Director of Town Planning Maharashtra State, Pune, the Government of Maharashtra is of opinion that, the Reservation in the said Development Plan, of the said Reservations on the said Land upto the extend of the notice stands lapsed as per the provisions of Section 127 (1) of the said Act.

Now, therefore, in exercise of the powers conferred by sub-section (2) of Section 127 of the said Act and of all other powers enabling it in that behalf, the Government of Maharashtra hereby notifies that, of the said Reservations on the said land upto the extend of the notice stands lapsed (more particularly described in the Schedule-A herein below,) and the said land stand released from the said Reservation and such area of the said land will be available to the Owners for the purpose of development as otherwise, permissible in the case of adjacent land under the said Development Plan.

A copy of the Part Plan, showing the area of the said Reservation which has been lapsed *vide* this Order, is available in the office of the Commissioner, Solapur Municipal Corporation, District Solapur during office hours on all working days for inspection of public for the period of One month.

SCHEDULE - A

Sr. No.	Mouje	Survey No.	Reservation Under Development Plan	Total Area of Reservation	Area of Reservation lapsed under Section 127 (2)
1	2	3	4	5	6
1.	Village Majarewadi, Tal. / Dist. Solapur.	New S. No. 33/1 (pt.) of Old S. No. 238/1.	Reservation No. 13/55, "Stadium".	28000 sq.mtrs.	14150 sq.mtrs.

This Notification shall also be published on the Government web-site at www.maharashtra.gov.in. (Acts/ Rules).

By Order and in the name of the Governor of Maharashtra,

PRANAV KARPE,

Under Secretary to the Government.

नगर विकास विभाग

चौथा मजला, मुख्य इमारत, मंत्रालय,
मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,
मुंबई - ४०० ०३२.

दिनांक : १८ जून २०२५

महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६

अधिसूचना

क्रमांक टीपीएस-१८२२/१६७४/प्र.क्र.१७३/२०२२/नवि-१३.— ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) (यात यापुढे "उक्त अधिनियम" असे संबोधले आहे) च्या कलम १५१ च्या तरतुदीन्वये, उक्त अधिनियमाच्या कलम ६८ (२) मधील तरतुदीनुसार प्रारूप नगर रचना परियोजनेस मंजुरीबाबतच्या प्राप्त अधिकारांचा वापर करून, महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण यांनी प्रारूप नगर रचना परियोजना मांजरी खुर्द-कोलवाडी क्र. ११ ही परियोजना पुणे महानगर प्रदेश विकास प्राधिकरण यांचेकडील अधिसूचना क्रमांक वि.यो./नरयो-११/प्र.क्र.८४/शाखा-१/२३०९/२०२०, दिनांक ११ डिसेंबर २०१९ अन्वये मंजूर केली असून, सदरहू अधिसूचना दिनांक १२ डिसेंबर २०१९ रोजीचे महाराष्ट्र शासन राजपत्र, भाग एक-पुणे विभागीय पुरवणीमध्ये प्रसिद्ध झालेली आहे (यात यापुढे "उक्त प्रारूप परियोजना" असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त प्रारूप परियोजनेकरिता उक्त अधिनियमाच्या कलम ७२ (१) खाली निर्गमित महाराष्ट्र शासन, नगर विकास विभाग अधिसूचना क्र. टीपीएस-१८१९/२३५०/प्र.क्र.१/२०/लवाद/नवि-१३, दिनांक १० जानेवारी २०२० व अधिसूचना क्र. टीपीएस-१८२०/१५०/प्र.क्र.११/२०२०/लवाद/नवि-१३, दिनांक २३ डिसेंबर २०२१ अन्वये लवाद नियुक्त करण्यात आला आहे (यापुढे "उक्त लवाद" असे संबोधले आहे) ;

आणि ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना (सुधारणा) अधिनियम, २०२० (सन २०२० चा महाराष्ट्र अधिनियम क्र. १९) द्वारे, उक्त अधिनियमाच्या कलम १४८-अ मधील सुधारित तरतुदीनुसार, अधिनियमातील प्रकरणे दोन, तीन, चार व पाच मधील तरतुदीप्रमाणे, कोणत्याही विकास योजना, प्रादेशिक योजना किंवा योजनांसाठीचा कालावधी विचारात घेताना, देशामध्ये किंवा राज्यामध्ये उद्भवणाऱ्या कोणत्याही महामारीच्या किंवा साथीच्या रोगाच्या फैलावास किंवा आपत्तीजन्य परिस्थितीस प्रतिबंध करण्याकरिता, भारत सरकारने किंवा यथास्थिती, राज्य शासनाने केलेल्या कोणत्याही मार्गदर्शक तत्वांच्या किंवा टाळेबंदी उपाययोजनांच्या अंमलबजावणीमुळे, उक्त प्रकरणानुसारची कोणतीही कार्यवाही पूर्ण होऊ शकली नसेल तर, असा कालावधी वगळणे आवश्यक आहे ;

आणि ज्याअर्थी, उक्त लवाद यांनी विहित वैधानिक कार्यवाही पूर्ण करून व उक्त प्रारूप परियोजना अंतिम करून दिनांक १६ जानेवारी २०२३ रोजीच्या पत्रान्वये, मांजरी खुर्द-कोलवाडी प्राथमिक नगर रचना परियोजना क्र. ११, शासनास मंजुरीकरिता सादर केली आहे (यात यापुढे "उक्त प्राथमिक परियोजना" असे संबोधले आहे) ;

आणि ज्याअर्थी, पुणे महानगर प्रदेश विकास प्राधिकरण यांचे दिनांक २८ फेब्रुवारी २०२३ रोजीचे पत्र व शासनस्तरावर प्राप्त झालेली निवेदने विचारात घेता, आवश्यक ती चौकशी केल्यानंतर व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर उक्त प्राथमिक परियोजना, ना-मंजूर करणे आवश्यक असल्याचे शासनाचे मत झाले आहे ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ८६, उप-कलम (१) अन्वये प्रदत्त असलेल्या अधिकारांचा वापर करून शासन याद्वारे, मांजरी खुर्द-कोलवाडी प्राथमिक नगर रचना परियोजना क्र. ११ ना-मंजूर करीत आहे ;

सदरची अधिसूचना खालील कार्यालयांमध्ये कामकाजाच्या दिवशी कार्यालयीन वेळेत, एक महिन्याच्या कालावधीकरिता जनतेच्या निरीक्षणासाठी उपलब्ध राहील.

i) महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे.

ii) लवाद, नगर रचना परियोजना, मांजरी खुर्द-कोलवाडी क्र. ११, पुणे महानगर प्रदेश विकास प्राधिकरण, आकुर्डी, पुणे.

सदरची अधिसूचना ही शासनाच्या www.maharashtra.gov.in (कायदे / नियम) या वेबसाइटवरदेखील माहितीसाठी उपलब्ध आहे.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रणव कर्पे,

अवर सचिव,

महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT
Madam Kama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai - 400 032.

Dated : 18th June 2025

Maharashtra Regional and Town Planning Act, 1966

NOTIFICATION

No. TPS-1822/1764/CR-173/2022/UD-13.— Whereas, under the provisions of Section 151 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") and in exercise of the powers conferred under sub-section (2) of Section 68 of the said Act regarding the approval of the Draft Town Planning Scheme, the Metropolitan Commissioner, Pune Metropolitan Region Development Authority, has sanctioned the Draft Town Planning Scheme Manjari Khurd-Kolwadi No. 11 (hereinafter referred to as "the said Draft Scheme") through Notification No. D.P/TPS-11/CR-84/Branch-1/2309/2020, dated 11 December 2019, issued by the Pune Metropolitan Region Development Authority, and the said Notification has been published in the Official Gazette, Part One—Pune Divisional Supplement dated 10th January 2020 ;

and whereas, the Government of Maharashtra in Urban Development Department *vide* Notification No. TPS -1819/2350/CR.-1/20/Arbitrator/UD-13, dated 10th January 2020 and Notification No. TPS-1820/150/CR-11/2020/Arbitrator/UD-13, dated 23rd December 2021 issued under sub-section (1) of Section 72 of the said Act, appointed the Arbitrator for the said Draft Scheme (hereinafter referred to as "the said Arbitrator") ;

and whereas, in accordance with the amended provisions of Section 148-A of the said Act, *vide* the Maharashtra Regional and Town Planning (Amendment) Act, 2020 (Maharashtra Act No. XIX of 2020), in computing the period, in relation to any Development Plan, Regional Plan or Scheme under the provisions of Chapter II, III, IV and V of the said Act, the period of periods during which any action could not be completed under the said chapters, due to enforcement of any Guidelines or lockdown measures by the Government of India or the State Government, as the case may be, to prevent the spread of any pandemic or epidemic or disaster situation arising in the Country or State shall be excluded ;

and whereas, the said Arbitrator after following the prescribed legal procedure and finalising the said Draft Scheme, has submitted Manjari Khurd-Kolwadi Preliminary Town Planning Scheme No. 11 to the Government for sanction under sub-section (5) of Section 72 of the said Act, *vide* letter dated 16th January 2023 (hereinafter referred to as "the said Preliminary Scheme") ;

and whereas, after making necessary enquiries considering letter dated 28th February 2023 of Pune Metropolitan Region Development Authority and the representations received at the Government level and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government of Maharashtra is of opinion that it is necessary to refuse the said Preliminary Scheme ;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 86 of the said Act the State Government hereby, rejects Manjari Khurd-Kolwadi Preliminary Town Planning scheme No. 11.

This Notification of rejection the Manjari Khurd-Kolwadi Preliminary Town Planning Scheme No. 11, shall be available for inspection of Public during working hours on all working days for a period of one month in the following offices :-

- i) The Metropolitan Commissioner, Pune Metropolitan Region Development Authority, Pune.
- ii) The Arbitrator, Town Planning Scheme, Manjari Khurd-Kolwadi No.11, Pune Metropolitan Region Development Authority, Akurdi, Pune.

This Notification shall also be made available on the Government website www.maharashtra.gov.in (कायदे / नियम) for information.

By Order and in the name of the Governor of Maharashtra,

PRANAV KARPE,

Under Secretary to Government.

नगर विकास विभाग

चौथा मजला, मुख्य इमारत, मंत्रालय,
मादाम कामा मार्ग, हुतात्मा राजगुरु चौक,
मुंबई-४०० ०३२

दिनांक : १८ जून २०२५

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६

अधिसूचना

क्रमांक टीपीएस-१८२०/१५०/प्र.क्र.११/२०२०/लवाद/नवि-१३. — ज्याअर्थी, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (सन १९६६ चा महाराष्ट्र अधिनियम क्र. ३७) (यात यापुढे "उक्त अधिनियम" असे संबोधले आहे) च्या कलम १५१ च्या तरतुदीन्वये, उक्त अधिनियमाच्या कलम ६८ (२) मधील तरतुदीनुसार प्रारूप नगर रचना परियोजनेस मंजुरीबाबतच्या प्राप्त अधिकारांचा वापर करून, महानगर आयुक्त, पुणे महानगर प्रदेश विकास प्राधिकरण यांनी वडाचीवाडी क्र. २ ही प्रारूप नगर रचना परियोजना, पुणे महानगर प्रदेश विकास प्राधिकरण यांचेकडील अधिसूचना

क्र.वि.यो./नरयो-२,३,४,५/प्र.क्र.६३६६/शाखा-१/२६४९/२०२०, दिनांक ९ जानेवारी २०२० अन्वये मंजूर केली असून सदरहू अधिसूचना दिनांक १० जानेवारी २०२० रोजीचे महाराष्ट्र शासन राजपत्र, भाग एक-पुणे विभागीय पुरवणीमध्ये प्रसिद्ध झालेली आहे (यात यापुढे "उक्त प्रारूप परियोजना" असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ७२ (१) अन्वये उक्त प्रारूप योजना मंजुरीबाबतची अधिसूचना महाराष्ट्र शासन राजपत्रात प्रसिद्ध झाल्याच्या दिनांकापासून एक महिन्याच्या आत लवाद यांची नियुक्ती करणे आवश्यक आहे ;

आणि ज्याअर्थी, राज्य शासनाने अधिसूचना क्र. टीपीएस-१८२०/१५०/प्र.क्र.११/२०२०/लवाद/नवि-१३, दिनांक २३ डिसेंबर २०२१ अन्वये, श्री. र. ना. जायभाये, सहायक संचालक, नगर रचना, पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांची उक्त प्रारूप योजनेसाठी, तसेच इतर नगर रचना योजनांसाठी लवाद म्हणून नियुक्ती केली होती ;

आणि ज्याअर्थी, श्री. र. ना. जायभाये यांची उपसंचालक, नगर रचना या पदावर पदोन्नती झालेली असून, उक्त प्रारूप योजनेचे लवादीय कामकाज शिघ्रतेने व मुदतीत करावयाचे असल्याने उक्त प्रारूप योजनेसाठी इतर अधिकाऱ्यांची लवाद म्हणून नियुक्त करणे आवश्यक झाले आहे ;

आता त्याअर्थी, उक्त अधिनियमाच्या कलम ७२ उप-कलम (१) अन्वये आणि महाराष्ट्र नगर रचना योजना नियम, १९७४ मधील नियम क्र. ११ नुसार प्राप्त अधिकारात शासन याद्वारे, श्री. र. ना. जायभाये यांचे ऐवजी श्री. प्र.ग. नाळे, निवृत्त उपसंचालक, नगर रचना यांची उक्त प्रारूप योजनेसाठी लवाद म्हणून कंत्राटी पद्धतीने तात्काळ नियुक्ती करित आहे व लवाद यांना आवश्यक ते सर्व साहाय्य व त्यांच्यावर देण्यात आलेल्या जबाबदाऱ्या पार पाडण्यासाठी इतर अत्यावश्यक सोयी-सुविधा पुरविण्याबाबत पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे यांना याद्वारे सूचना देण्यात येत आहेत.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

प्रणव कर्पे,

अवर सचिव,
महाराष्ट्र शासन.

Urban Development Department
Madam Kama Marg, Hutatma Rajguru Chowk,
Mantralaya, Mumbai-400032

Dated : 18th June 2025

The Maharashtra Regional and Town Planning Act, 1966

NOTIFICATION

No. TPS-1820/150/C.R.11/2020/Arbitrator/UD-13.— Whereas, under the provisions of Section 151 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") and in exercise of the powers conferred under sub-section (2) of Section 68 of the said Act regarding the approval of the Draft Town Planning Scheme, the Metropolitan Commissioner, Pune Metropolitan Region Development Authority, has sanctioned the Draft Town Planning Scheme, Wadachiwadi No. 2 *vide* Notification No. D.P./TPS- 2, 3, 4, 5/CR-6366/Branch-1/2641/2020, dated 9th January 2020, issued by the Pune Metropolitan Region Development Authority, this Notification has been published in the Official Gazette, Part One—Pune Divisional Supplement, dated 10th January 2020 (hereinafter referred to as "the said Draft Scheme") ;

and whereas, as per the provisions of Section 72 (1) of the said Act, it is necessary to appoint an Arbitrator, within one month from the date on which the sanction to the said Draft Scheme is published in the Official Gazette ;

and whereas, the Government of Maharashtra has appointed Shri. R. N. Jaybhaye, Assistant Director of Town Planning, Pune Metropolitan Region Development Authority, Pune as an Arbitrator for the said Draft Scheme and other Town Planning Schemes, *vide* it's Notification No. TPS-1820/150/C.R.11/2020/Arbitrator/UD-13, dated 23rd December 2021 ;

and whereas, Shri R. N. Jaybhaye has been promoted to the post of Deputy Director, Town Planning, and since the work related to the said Draft Scheme needs to be carried out promptly and within the stipulated time, it has become necessary to appoint other officers as Arbitrators for the said Draft Scheme ;

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 72 of the said Act read with Rule No. 11 of the Maharashtra Town Planning Scheme Rules, 1974, the Government of Maharashtra hereby, in place of Shri. R. N. Jaybhaye, appoints Shri. P. G. Nale, Retired Deputy Director of Town Planning, on Contractual basis, as an Arbitrator for the said Draft Scheme with immediate effect and further directs the Pune Metropolitan Region Development Authority, Pune to extend all reasonable assistance to the Arbitrator and also provide other necessary perks to carry out duties cast upon him in the time bound manner and bear the cost on such items ;

By Order and in the name of Governor of Maharashtra,

PRANAV KARPE,

Under Secretary to Government.

नगर विकास विभाग

मंत्रालय, मुंबई-४०० ०३२

दिनांक : २६ जून २०२५

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६.

अधिसूचना

क्रमांक टीपीएस-१७२५/२०५/प्र.क्र.५५/२०२५/नवि-१३.— ज्याअर्थी, शासनाच्या नगर विकास विभागाची अधिसूचना क्र. टीपीएस-१७०९/३०५५/प्र.क्र.१३/२०१५/नवि-१३, दिनांक २१ डिसेंबर २०११ (यात यापुढे जिचा उल्लेख "उक्त अधिसूचना" असा करण्यात आला आहे) अन्वये अक्कलकोट नगर परिषदेची पहिली सुधारित विकास योजना (मूळ हद्द) (यात यापुढे "उक्त विकास योजना" असे संबोधले आहे) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ (यात यापुढे "उक्त अधिनियम" असे संबोधले आहे) चे कलम ३१ (१) अन्वये मंजूर केली असून ती दिनांक १ फेब्रुवारी २०१२ पासून अमलात आलेली आहे ;

आणि ज्याअर्थी, उक्त विकास योजनेसाठी "अक्कलकोट नगरपरिषद" हे नियोजन प्राधिकरण आहे (यात यापुढे "उक्त नियोजन प्राधिकरण" असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त विकास योजनेमध्ये मौजे / तालुका अक्कलकोट, जिल्हा सोलापूर येथील सि.स.नं. २५६९ ते २५७३, १९८३ ते १९९२, १९९४ ते २०१०, १९७१, १९७२-अ, १९८०, १९८१ अंदाजित क्षेत्र ११०६२ चौ.मी. ही जागा, (यात यापुढे "उक्त जमिनी" असे संबोधले आहे आ. क्र. ४१, "श्री वटवृक्ष स्वामी समर्थ मंदिर विकास (vide Plan A, EP-9)" या आरक्षणाने बाधित होत आहेत (यात यापुढे "उक्त आरक्षण" असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त आरक्षणासाठी "श्री वटवृक्ष स्वामी समर्थ मंदिर देवस्थान" हे समुचित प्राधिकरण आहे (यात यापुढे "उक्त समुचित प्राधिकरण" असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त नियोजन प्राधिकरणाने त्यांच्या सर्वसाधारण सभेचा प्रशासकीय ठराव क्र. ६१, दिनांक २ डिसेंबर २०२४ अन्वये उक्त विकास योजनेतील दर्शविलेले उक्त आरक्षणाचे समुचित प्राधिकरण "श्री वटवृक्ष स्वामी समर्थ मंदिर देवस्थान" या ऐवजी "अक्कलकोट नगरपरिषद" असा फेरबदल करण्याचे ठरविले असून त्या अनुषंगाने उक्त अधिनियमाच्या कलम ३७ (१) अन्वये सर्व वैधानिक कार्यवाही पूर्ण करून सदर फेरबदलाचा प्रस्ताव उक्त नियोजन प्राधिकरणाने दिनांक ६ फेब्रुवारी २०२५ रोजीचे पत्रान्वये शासनाचे मान्यतेसाठी सादर केला आहे (यात यापुढे "उक्त प्रस्तावित फेरबदल" असे संबोधले आहे) ;

आणि ज्याअर्थी, उक्त आरक्षणासाठी समुचित प्राधिकरण असलेल्या "श्री वटवृक्ष स्वामी समर्थ मंदिर देवस्थान" यांनी उक्त प्रस्तावित फेरबदलास त्यांचेकडील पत्र क्र. ९२२/२०२४/२०२५, दिनांक १७ मार्च २०२५ रोजीने लेखी संमती दिलेली आहे ;

आणि ज्याअर्थी, आवश्यक ती चौकशी केल्यानंतर आणि संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचेशी सल्लामसलत केल्यानंतर, प्रस्तावित फेरबदल मान्य करणे आवश्यक आहे, असे शासनाचे मत झाले आहे ;

त्याअर्थी, उक्त अधिनियमाच्या कलम ३७ चे पोट-कलम (२) अन्वये व त्या अनुषंगाने शासनास प्राप्त असलेल्या इतर अधिकारांचा वापर करून शासन उक्त विकास योजनेतील प्रस्तावित फेरबदलास, मंजुरी देत आहे आणि त्यासाठी उक्त अधिसूचनेसोबत जोडलेल्या फेरबदलांच्या अनुसूचीमध्ये शेवटच्या नोंदीनंतर खालीलप्रमाणे बदलाची नोंद घेण्याचे निदेश देत आहे :-

नोंद

"अक्कलकोट शहराच्या मंजूर व अंतिम विकास योजनेमधील आ.क्र. ४१, "श्री वटवृक्ष स्वामी समर्थ मंदिर विकास (*vide Plan A, EP-9*) या आरक्षणाचे समुचित प्राधिकरण "श्री वटवृक्ष स्वामी समर्थ मंदिर देवस्थान" या ऐवजी "अक्कलकोट नगरपरिषद, अक्कलकोट" असे करणेबाबतचे फेरबदल प्रस्तावास म.प्रा.नि. व नगर रचना अधिनियम, १९६६ चे कलम ३७ (२) अन्वये मान्यता देण्यात येते."

उक्त फेरबदल दर्शविणारा भाग नकाशा क्र. टीपीएस-१७२५/२०५/प्र.क्र.५५/२०२५/नवि-१३, हा मुख्याधिकारी, अक्कलकोट नगरपरिषद, अक्कलकोट, जिल्हा सोलापूर यांचे कार्यालयात एक महिन्याच्या कालावधीसाठी, कार्यालयीन वेळेमध्ये कामकाजाच्या दिवशी नागरिकांच्या अवलोकनार्थ उपलब्ध करण्यात यावा.

सदर अधिसूचना शासनाच्या www.maharashtra.gov.in (कायदे व नियम) या वेबसाईटवर प्रसिद्ध करण्यात येत आहे.

महाराष्ट्राचे राज्यपाल यांचे नावाने व आदेशाने,

प्रणव कर्पे,

अवर सचिव,

महाराष्ट्र शासन.

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai-400 032

Dated : 26th June 2025

Maharashtra Regional and Town Planning Act, 1966

NOTIFICATION

No. TPS-1725/205/CR-55/2025/UD-13.— Whereas, the Government in Urban Development Department, *vide* its Notification No. TPS-1709/3055/CR.13/2015/UD-13, dated 21st December 2011 (hereinafter referred to as the "said Notification") has sanctioned the First Revised Development Plan of Akkalkot Municipal Council (Original Boundry) (hereinafter referred to as "the said Development Plan") under Section 31 (1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act"), which has come into force with effect from the 1st February 2012 ;

and whereas, the "Akkalkot Muncipal Council" is the Planning Authority for the said Development Plan (hereinafter referred to as "the said Planning Authority") ;

and whereas, in the said Development Plan, the lands bearing C.T.S. Nos. 2569 to 2573, 1983 to 1992, 1994 to 2010, 1971, 1972-A, 1980, 1981, approximate area 11062 sq.mtrs. in the Village / Taluka Akkalkot, District Solapur (hereinafter referred to as "the said Lands") are reserved for Site No. 41, "Shri Vatvriksha Swami Samarth Mandir Development" (*vide Plan A, EP-9*) (hereinafter referred to as "the said Reservation") ;

and whereas, the "Shri Vatvriksha Swami Samarth Mandir Trust" is the appropriate Authority for the said Reservation (hereinafter referred to as "the said Appropriate Authority") ;

and whereas, the said Planning Authority *vide* its Administrative Resolution No. 61, dated 2nd December 2024, has decided to change the appropriate authority of the said Reservation as "Akkalkot Muncipal Council" instead of Shri Vatvriksha Swami Samarth Mandir Trust" and accordingly the said Planning Authority *vide* it's letter dated 6th February 2025 has submitted the said Modification proposal to the State Governmet for it's sanction (reinafter referred to as "the said Proposed Modification") ;

and whereas, the "Shri Vatvriksha Swami Samarth Mandir Trust" as an appropriate Authority has given written consent for the said Proposed Modification *vide* their Letter No. 92-2024/2025, dated 17th March 2025 ;

and whereas, after making necessary enquiries and after consulting the Director of Town Planning, Maharashtra State, Pune, the Government is of the opinion that the proposed Modification needs to be sanctioned ;

Now therefore, in exercise of powers conferred by sub-section (2) of Section 37 of the said Act, the Government of Maharashtra hereby sanctions the proposed Modification and for that purpose directs that, in the Schedule of Modifications appended to the said Notification, after the last entry, the following new entry shall be added *viz.* :-

ENTRY

“Sanction is accorded under Section 37 (2) of the Maharashtra Regional and Town Planning Act, 1966 to the Modification proposal to change the appropriate authority as “Akkalkot Municipal Council” instead of Shri Vatvriksha Swami Samarth Mandir Trust” of the Site No. 41, “Shri Vatvruksha Swami Samarth Mandir Development (vide Plan A, EP-9)” as per the sanctioned and final Development Plan of Akkalkot City.”

The Part Plan, bearing No. TPS-1725/205/CR-55/2025/UD-13, showing the above sanctioned Modification shall be kept open for inspection by the general public during office hours in the office of the Chief Officer, Akkalkot Municipal Council, Akkalkot, District Solapur for a period of one month.

This Notification shall also be published on the Government web-site www.maharashtra.gov.in.

By Order and in the name of Governor of Maharashtra,

PRANAV KARPE,

Under Secretary to Government.

संचालक, नगर रचना यांजकडून

शुद्धिपत्रक

क्रमांक डी.टी.पी./वि.यो.लोणावळा (दु.सु.)/कलम-१२७(२)/शुद्धिपत्रक/टीपीव्ही-१/३३७७/२०२५.— ज्याअर्थी, नगर रचना संचालनालयाने निर्गमित केलेल्या अधिसूचना क्र. डी.टी.पी./वि.यो.लोणावळा (दु.सु.)/कलम-१२७(२)/आदेश/टीपीव्ही-१/७७१, दिनांक १४ फेब्रुवारी २०२५ या मराठी व इंग्रजी अधिसूचनेतील परिच्छेद क्र. ८ (आठ) व परिशिष्टातील रकाना क्र. ५ येथे पुढीलप्रमाणे दुरुस्ती करण्यात येत आहे.

मराठी

अ.क्र.	या ऐवजी	असे वाचावे
१.	आणि ज्याअर्थी, उक्त मंजूर व अंतिम विकास योजनेनुसार उक्त आरक्षणाने संपूर्ण ६७७० चौ.मी. क्षेत्र बाधित होत असून, उक्त जमिनीवरील	आणि ज्याअर्थी, उक्त मंजूर व अंतिम विकास योजनेनुसार, उक्त आरक्षणाने संपूर्ण ६७०० चौ.मी. क्षेत्र बाधित होत असून, जमिनीवरील
२.	परिशिष्टातील रकाना क्र. ५, आरक्षणातून व्यपगत झालेले अंदाजे क्षेत्र ६७७० चौ.मी.	परिशिष्टातील रकाना क्र. ५, आरक्षणातून व्यपगत झालेले अंदाजे क्षेत्र ६७०० चौ.मी.

इंग्रजी

Sr. No.	For	Read as
1.	And whereas, as per the said Sanctioned and Final Development Plan, the whole area of the said Land, admeasuring an area 6770 sq.mtrs. is affected by the said Reservation	And whereas, as per the said Sanctioned and Final Development Plan, the whole area of the said Land, admeasuring an area 6700 sq.mtrs. is affected by the said Reservation
2.	In the Coloumn No. 5 of the Schedule Approximate Area lapsed from the Reservation is 6770 sq.mtrs.	In the Coloumn No. 5 of the Schedule Approximate Area lapsed from the Reservation is 6700 sq.mtrs.

उक्त अधिसूचनेमधील उर्वरित तपशीलामध्ये कोणताही बदल करण्यात आलेला नाही.

डॉ. प्रतिभा भदाणे,

संचालक,

नगर रचना, महाराष्ट्र राज्य, पुणे.

पुणे, २३ जून २०२५.

जिल्हाधिकारी यांजकडून

जिल्हा पुणे

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम १२६ पोट-कलम (४) सह भूमी संपादन, पुनर्वसन व पुनर्स्थापना करताना वाजवी भरपाई मिळण्याचा व पारदर्शकतेचा हक्क अधिनियम, २०१३ च्या कलम १९ अन्वये जिल्हाधिकारी, पुणे यांनी केलेली अंतिम घोषणा.

घोषणा

नमुना १-अ

क्रमांक पीएलए/कावि/११६४/२०२५.— ज्याअर्थी, महाराष्ट्र शासनाच्या नगर विकास विभागाने महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ (सन १९६६ च्या महाराष्ट्र अधिनियम क्रमांक ३७) (यात यापुढे "उक्त नगर रचना अधिनियम" म्हणून संबोधिलेला) च्या कलम ३१, पोट-कलम (१) अन्वये पुणे महानगरपालिकेची वाढीव हद्दीची विकास योजना (यात यापुढे "उक्त विकास योजना" म्हणून संबोधिलेली) अधिसूचना शासन अधिसूचना क्रमांक टीपीएस-१८०६/२१२५/सीआर-१९९३/२००८/यूडी-१३, दिनांक १७ मे २००८ अन्वये मंजूर झाली असून, ती दिनांक ३० जून २००९ पासून अमलात आलेली आहे. सदरहू अधिसूचना महाराष्ट्र शासन राजपत्र, भाग एक-पुणे विभागीय पुरवणीत दिनांक ३० मे २००९ रोजी पृष्ठे १३३ ते १३६ वर प्रसिद्ध झालेली आहे.

आणि ज्याअर्थी, सोबतच्या अनुसूची-एकमध्ये नमूद केलेल्या जमिनी (यापुढे "उक्त जमिनी" म्हणून संबोधिलेल्या) मौजे बालेवाडी, तालुका हवेली, जिल्हा पुणे येथील सर्व्हे नंबर २३/३/८ येथील विकास योजनेतील १८.०० मी. विकास योजना रस्ता या सार्वजनिक प्रयोजनासाठी आरक्षित आहेत (यात यापुढे "उक्त सार्वजनिक प्रयोजन" म्हणून संबोधिलेल्या) ;

आणि ज्याअर्थी, पुणे महानगरपालिकेने (यापुढे "उक्त महानगरपालिका" म्हणून संबोधिलेली) उक्त नगर रचना अधिनियम, १९६६ नुसार नियोजन प्राधिकरण म्हणून (यापुढे) उक्त नगर रचना अधिनियमाचे कलम १२६, पोट-कलम (१) अन्वये उक्त जमिनी उक्त सार्वजनिक प्रयोजनासाठी संपादन करण्याबाबत जिल्हाधिकारी, पुणे यांचेकडे दिनांक २७ ऑगस्ट २०२४ रोजी पत्र क्रमांक एलएएम/९१४ अन्वये प्रस्ताव सादर केलेला आहे ;

ज्याअर्थी, महाराष्ट्र शासनाच्या नगर विकास व सार्वजनिक आरोग्य विभागाने, उक्त नगर रचना अधिनियमाच्या कलम १५१, पोट-कलम (१) खाली काढलेली अधिसूचना क्रमांक टीपीएस-२१७५/५१०५/नवि-७, दिनांक ३ मार्च १९७९ अन्वये उक्त मंजूर सुधारित विकास योजनेत सार्वजनिक प्रयोजनासाठी विनिर्दिष्ट करण्यात आलेल्या जमिनीच्या संपादनाबाबतच्या उक्त नगर रचना अधिनियमाच्या कलम १२६, पोट-कलम (१), (२) व (४) खालील राज्य शासनाने वापरावयाच्या शक्ती त्या-त्या जिल्हाधिकाऱ्यांना प्रदान करण्यात आलेल्या आहेत ;

आणि ज्याअर्थी, संपादनाखालील क्षेत्र मंजूर विकास योजनेतील रस्त्याच्या आखणीनुसार संपादित होत असल्याबाबत खातरजमा करण्याची जबाबदारी, तसेच रस्त्याची आखणी व संपादनांतर्गत जागेच्या हद्दीबाबत कोणताही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी पुणे महानगरपालिकेची आहे ;

आणि ज्याअर्थी, उक्त महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम १२५ मध्ये सन २०१५ चा महाराष्ट्र अधिनियम क्रमांक ४२, कलम ५ (१) अन्वये दाखल मजकूर व ५ (२) अन्वये दाखल परंतुकानुसार उक्त महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ अंतर्गत विकास योजनेतील आरक्षित जमिनींचे संपादन करताना भूमी संपादन, पुनर्वसन व पुनर्स्थापना करताना वाजवी भरपाई मिळण्याचा आणि पारदर्शकतेचा हक्क अधिनियम, २०१३ (यापुढे "उक्त भूसंपादन अधिनियम, २०१३" म्हणून संबोधलेला) मधील कलम ४ ते १५ (दोन्हीसह) यामध्ये विनिर्दिष्ट केलेले कार्यपद्धती, अशा जमिनींचे संबंधात लागू होणार नाहीत, तसेच महाराष्ट्र शासनाच्या नगर विकास विभागाने जा.क्र. टीपीएस-१८१९/७७९६/प्र.क्र.२९८/१८/नवि-१३, दिनांक ८ मार्च २०१९ अन्वये, "उक्त नगर रचना अधिनियम, १९६६ मधील कलम १२५ ते १२६ मधील तरतुद विचारात घेता नवीन भूसंपादन कायद्यातील कलम ११ (१) कलम १६ ते १८ यासोबतच परिशिष्ट दोन व तीन, तसेच या अनुषंगिक कलमे लागू होणार नाहीत, अशा सूचना दिल्या आहेत आणि म्हणून यासोबतच्या अनुसूची-तीनमधील पुनर्वसाहत क्षेत्राचे वर्णन व अनुसूची चारमधील पुनर्वसन व पुनर्वसाहत योजनेचा सारांश या अनुसूची लागू नाही ;

आणि ज्याअर्थी, यासोबत जोडलेल्या अनुसूची एकमध्ये अधिक तपशीलवार वर्णन केलेल्या जमिनींची, अनुसूची दोनमध्ये अधिक तपशीलवार विनिर्दिष्ट केलेल्या विकास योजनेत पुणे, मौजे बालेवाडी, तालुका हवेली येथील १८.०० मी. विकास योजना रस्ता या सार्वजनिक प्रयोजनासाठी आरक्षित केलेल्या उक्त जमिनींची उक्त सार्वजनिक प्रयोजनासाठी आवश्यकता आहे अशी मा. जिल्हाधिकारी, पुणे यांची खात्री झाली आहे ;

आणि ज्याअर्थी, उक्त जमिनींच्या संपादनापोटी द्यावयाच्या उक्त भूसंपादन अधिनियमानुसारची नुकसान भरपाईची संपूर्णतः रक्कम व तद्अनुषंगिक भूसंपादनाच्या खर्चाची रक्कम संपूर्णपणे उक्त पुणे महानगरपालिकेने अदा करावयाची आहे ;

आणि ज्याअर्थी, उक्त जमिनींच्या संपादनापोटी द्यावयाच्या महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ च्या कलम १२६, पोट-कलम (२) मध्ये विनिर्दिष्ट केलेली घोषणा करावयाची कालमर्यादा उलटून गेलेली आहे ;

आणि त्याअर्थी, महाराष्ट्र शासनाच्या नगर विकास व सार्वजनिक आरोग्य विभागाने, उक्त नगर रचना अधिनियम, १९६६ च्या कलम १५१, पोट-कलम (१) अन्वयेची अधिसूचना क्र. टीपीएस-२१७५/५१०५/नवि-७, दिनांक ३ मार्च १९७९ नुसार शासनाने प्रदत्त केलेल्या अधिकाराचा वापर करून आणि उक्त नगर रचना अधिनियम, १९६६ च्या कलम १२६, पोट-कलम (४) सह उक्त भूसंपादन अधिनियम, २०१३ च्या कलम १९ च्या

पोट-कलम (१) च्या तरतुदीन्वये जिल्हाधिकारी, पुणे असे घोषित करतात की, यासोबत जोडलेल्या अनुसूची एकमध्ये तपशीलवार वर्णन केलेल्या व अनुसूची दोनमध्ये अधिक तपशीलवार विनिर्दिष्ट केलेल्या उक्त जमिनी उक्त सार्वजनिक प्रयोजनासाठी आवश्यक आहेत, असे याद्वारे घोषित करण्यात येत आहे ;

उक्त भूसंपादन अधिनियमाच्या कलम ३ (ग) अन्वये, समुचित शासन असलेला जिल्हाधिकारी उक्त भूसंपादन अधिनियमान्वये उक्त जमिनीच्या संबंधात यापुढे करावयाच्या संपादनाच्या कार्यवाहीबाबत जिल्हाधिकाऱ्यांची कार्ये पार पाडण्याकरिता, विशेष भूमी संपादन अधिकारी, क्रमांक १६, पुणे, पत्ता -- टिळक रोड, महानगरपालिका क्षेत्रिय कार्यालय, तिसरा मजला, हिराबाग चौक, पुणे-४११ ००२ (यात यापुढे "भूसंपादन अधिकारी" म्हणून संबोधिलेला) यांस पदनिर्देशित करीत आहे.

अनुसूची - एक

संपादित करावयाच्या जमिनीचे वर्णन

जिल्हा पुणे, तालुका हवेली, गावाचे नाव - मौजे बालेवाडी

अ.क्र.	मिळकतीचा सर्व्हे नंबर	भूसंपादना खालील क्षेत्र (चौ.मी.)	चतुःसीमा			
			उत्तरेस	दक्षिणेस	पूर्वेस	पश्चिमेस
१	२	३	४	५	६	७
१.	सर्व्हे नंबर २३/३/८	२००.००	सर्व्हे नं. २३ पैकी १८ मी. डी.पी. रस्त्याची जागा.	सर्व्हे नं. २३ पैकी १८ मी. डी.पी. रस्त्याची जागा.	सर्व्हे नं. २३ पैकी १८ मी. डी.पी. रस्त्याची जागा.	सर्व्हे नं. २३ पैकी १८ मी. डी.पी. रस्त्याची जागा.

अनुसूची - दोन

सार्वजनिक प्रयोजनाच्या स्वरूपाबाबत विवरण

प्रकल्पाचे नाव : पुणे, मौजे बालेवाडी येथील सर्व्हे नंबर २३/३/८ येथील विकास योजनेतील १८.०० मी. विकास योजना रस्त्याने आरक्षित जागेचे भूसंपादन करणेबाबत.

प्रकल्पाच्या कामाचे वर्णन : मंजूर विकास योजना, पुणेमधील १८.०० मी. विकास योजना रस्त्याने बाधित मिळकतीचे भूसंपादन करणेबाबत.

समाजाला होणारा लाभ : पायाभूत सुविधा, सोयी-सुविधा (आर्थिक, रोजगार, पायाभूत सुविधा, सोयी-सुविधा याबाबत व इतर लाभांसंबंधात).

प्रकल्पाखालील जागेची : सर्व्हे नंबर २३/३/८ जागेवर रस्ता झाला आहे.

सद्यःस्थिती.

अनुसूची - तीन

पुनर्वसाहत क्षेत्राचे वर्णन

जिल्हा पुणे, तालुका हवेली, गावाचे नाव - मौजे बालेवाडी

अ. क्र.	मिळकतीचा सर्व्हे नंबर	भूसंपादनाखालील क्षेत्र (चौ.मी.)
१	२	३
लागू नाही.		

महाराष्ट्र शासनाच्या नगर विकास विभागाने जा. क्रमांक टीपीएस-१८१९/१७९६/प्र.क्र.२९८/१८/नवि-१३, दिनांक ८ मार्च २०१९ अन्वये "उक्त नगर रचना अधिनियमामधील तरतुदीनुसार सुरू करण्यात आलेल्या भूसंपादन प्रकरणांमध्ये उक्त अधिनियमातील कलम १२५ ते १२६ मधील तरतूद विचारात घेता नवीन भूसंपादन कायद्यातील कलम ११ (१) कलम १६ ते १८ यासोबतच परिशिष्ट - दोन व तीन, तसेच यानुषंगिक कलमे लागू होणार नाहीत" अशा सूचना दिल्या आहेत.

अनुसूची - चार

(पुनर्वसन व पुनर्वसाहत योजनेचा सारांश)

पुनर्वसन व पुनर्वसाहत योजनेचा सारांश -- निरंक असे

टीप :- उक्त जमिनीच्या नकाशाचे विशेष भूमी संपादन अधिकारी, क्रमांक १६, पुणे महानगरपालिका क्षेत्रिय कार्यालय इमारत, तिसरा मजला, स्टेट बँक ऑफ इंडियाचेवर, टिळक रस्ता, पुणे-४११ ००२ या कार्यालयात निरीक्षण करता येऊ शकेल.

पुणे, ६ जुलै २०२५.

जितेंद्र डूडी,
जिल्हाधिकारी, पुणे.

जिल्हाधिकारी यांजकडून

जिल्हा पुणे

भूमी संपादन, पुनर्वसन व पुनर्वसाहत करताना उचित भरपाई मिळण्याचा आणि पारदर्शकतेचा हक्क अधिनियम, २०१३ व सन २०१८ चा महाराष्ट्र अधिनियम क्र. १७ नुसारचा (महाराष्ट्र सुधारणा) अधिनियम, २०१८ चे कलम १९ चे पोट-कलम (१) अन्वये

घोषणापत्र

क्रमांक पीएलए/कावि/१७१/२०२५.— ज्याअर्थी, समुचित शासन असलेल्या जिल्हाधिकारी, पुणे यांनी भूमी संपादन, पुनर्वसन व पुनर्वसाहत करताना उचित भरपाई मिळण्याचा आणि पारदर्शकतेचा हक्क अधिनियम, २०१३ (२०१३ चा ३०) (यात यापुढे ज्याचा निर्देश "उक्त अधिनियम" असा केला आहे) यांच्या कलम ११ च्या पोट-कलम (१) द्वारे प्रदान करण्यात आलेल्या अधिकारांचा वापर करून, अधिसूचना क्रमांक मा. जिल्हाधिकारीसो, पुणे, भूसंपादन (समन्वय) शाखा यांचेकडील क्रमांक पीएलसी/कावि-७५४/२०२४, दिनांक १९ डिसेंबर २०२४ नुसार महाराष्ट्र शासन राजपत्र, भाग एक-पुणे विभागीय पुरवणी, गुरुवार ते बुधवार, डिसेंबर २६, २०१४ ते जानेवारी १, २०२५ अन्वये प्रारंभिक अधिसूचना काढलेली आहे आणि त्याद्वारे असे अधिसूचित केले आहे की, त्या सोबत जोडलेल्या अनुसूची-एकमध्ये अधिक तपशीलवार वर्णन केलेल्या जमिनीची, अनुसूची-दोनमध्ये अधिक तपशीलवार विनिर्दिष्ट केलेल्या सार्वजनिक प्रयोजनासाठी आवश्यकता आहे किंवा तिची आवश्यकता भासण्याची शक्यता आहे ;

आणि ज्याअर्थी, उपविभागीय अधिकारी, खेड उपविभाग, खेड यांनी कलम १५ च्या पोट-कलम (२) अन्वये दिलेला अहवाल, कोणताही असल्यास, विचारात घेतल्यानंतर, उक्त सार्वजनिक प्रयोजनासाठी उक्त जमीन संपादित करण्याची आवश्यकता आहे याबाबत त्याची खात्री पटली आहे ;

म्हणून, उक्त अधिनियमाच्या कलम १९ च्या पोट-कलम (१) च्या तरतुदीन्वये, या सोबत जोडलेल्या अनुसूची-एकमध्ये अधिक तपशीलवार वर्णन केलेल्या जमिनीची अनुसूची-दोनमध्ये नमूद उक्त सार्वजनिक प्रयोजनासाठी आवश्यकता आहे, असे याद्वारे घोषित करण्यात येत आहे.

आणि ज्याअर्थी, अनुसूची-तीनमध्ये वर्णन केले प्रमाणे उक्त सार्वजनिक प्रयोजनामुळे बाधित व्यक्ती विस्थापित होत नाहीत म्हणून पुनर्वसन व पुनर्वसाहत योजनेचा सारांश अनुसूची-चारमध्ये विनिर्दिष्ट केलेला नाही ;

आणि ज्याअर्थी, उक्त अधिनियमाच्या कलम ३ च्या खंड (छ) अन्वये, समुचित शासन असलेला जिल्हाधिकारी, उक्त अधिनियमान्वये जिल्हाधिकाऱ्यांची कार्ये पार पाडण्यासाठी श्री. अनिल दोंडे, उपविभागीय अधिकारी, खेड उपविभाग, खेड, पत्ता :- पाण्याच्या टाकीसमोर, वाडा रोड, राजगुरुनगर, जिल्हा पुणे, पिन-४१० ५०५ यांस पदनिर्देशित करित आहे.

अनुसूची - एक

संपादित करावयाच्या जमिनीचे वर्णन

जिल्हा पुणे, तालुका खेड, गाव वाकी तर्फे वाडा

अ.क्र.	सर्व्हे न./गट नं.	मोजणीनुसार संपादित क्षेत्र (हे.आर / चौ.मी.)	चतुःसीमा			
			पूर्व	पश्चिम	दक्षिण	उत्तर
१.	२८ पै.	००.०९.४०	सर्व्हे नंबर २४	सर्व्हे नंबर ३३	सर्व्हे नंबर ३५	सर्व्हे नंबर २६

अनुसूची - दोन

सार्वजनिक प्रयोजनाच्या स्वरूपाबाबत विवरण

प्रकल्पाचे नाव :- मौजे वाकी तर्फे वाडा, तालुका खेड, जिल्हा पुणे येथील भामा आसखेड येथील धरणाजवळ अप्रोच ब्रिजचे बांधकाम करणे.

प्रकल्पाचे वर्णन :- मौजे वाकी तर्फे वाडा, तालुका खेड, जिल्हा पुणे येथील गट नंबर २८ पैकी येथे भामा आसखेड धरणाजवळ अप्रोच ब्रिज व इतर अनुषंगिक बांधकाम करणे.

समाजाला मिळणारे लाभ :- पिंपरी-चिंचवड महानगरपालिका हद्दीतील पाणी प्रश्न सुटण्यास मदत होणार आहे.

अनुसूची - तीन

पुनर्वसाहत क्षेत्राचे वर्णन

जिल्हा पुणे, तालुका खेड, गाव वाकी तर्फे वाडा

अनुक्रमांक भूमापन क्रमांक किंवा गट नंबर क्षेत्र (हेक्टरमध्ये)

बाधित व्यक्तींचे विस्थापन करण्यास भाग पाडणारी कारणे :- बाधित व्यक्ती विस्थापित होत नाही, सबब पुनर्वसाहत क्षेत्राचे वर्णन निरंक असे.

अनुसूची - चार

पुनर्वसन व पुनर्वसाहत योजनेचा सारांश

सामाजिक प्रभाव निर्धारण अभ्यास करणाऱ्या अभिकरणने दिलेला सामाजिक प्रभाव निर्धारण सारांश

भूमी संपादन, पुनर्वसन व पुनर्वसाहत करताना उचित भरपाई मिळण्याचा आणि पारदर्शकतेचा हक्क अधिनियम, २०१३ (२०१३ चा ३०) महाराष्ट्र राज्याला लागू असताना (महाराष्ट्र सुधारणा) अधिनियम, २०१८ याच्या कलम १० (क) नुसार राज्य शासनाने महाराष्ट्र शासन, महसूल व वनविभाग यांचेडील शासन राजपत्रातील अधिसूचना क्र. संकीर्ण २०२३/प्र.क्र.८२/अ-४, दिनांक १८ जानेवारी २०२४ अन्वये प्रकरण २ व ३ च्या तरतुदी लागू करण्यापासून सूट देण्यात आलेली आहे.

टीप :- उक्त जमिनीच्या आराखड्याचे उपविभागीय अधिकारी, खेड, उपविभाग खेड (राजगुरुनगर) यांचे कार्यालय, वाडा रोड, पाण्याच्या टाकीजवळ, खेड (राजगुरुनगर), जिल्हा पुणे येथे निरीक्षण करता येईल.

जितेंद्र डूडी,

पुणे, ७ जुलै २०२५.

जिल्हाधिकारी, पुणे.

उपजिल्हाधिकारी यांजकडून

जिल्हा पुणे

भूमी संपादन, पुनर्वसन व पुनर्स्थापना करताना वाजवी भरपाई मिळण्याचा व पारदर्शकतेचा हक्क अधिनियम, २०१३ चे कलम ११ (१) नुसार

अधिसूचना

क्रमांक उभूसं-२२/अ.का./कावि-१३०/एसआर-१/२०२५.— ज्याअर्थी, महाराष्ट्र शासन, महसूल व वन विभागाची अधिसूचना क्र. एम.आय.एस. ११/२०१४/सी.आर.७७ (पार्ट-२)/ए-२, दिनांक ११ सप्टेंबर २०१५ (यास यापुढे सदर अधिसूचना असे संबोधले जाईल) भूमी संपादन, पुनर्वसन व पुनर्स्थापना करताना वाजवी भरपाई मिळण्याचा व पारदर्शकतेचा हक्क अधिनियम, २०१३ (नवीन भूसंपादन कायदा, २०१३) वापर करून असे अधिसूचित केले आहे की, उक्त अधिनियमाच्या कलम ३ (झ, य) अन्वये सार्वजनिक प्रयोजनार्थ जमिनीच्या संपादनाबाबत १०,००० हेक्टर क्षेत्राच्या मर्यादेपर्यंत भूसंपादनासंबंधात, अशा जिल्ह्याचे जिल्हाधिकारी हे उक्त अधिनियमाच्या प्रयोजनासाठी "समुचित शासन" असे मानण्यात येईल ;

आणि ज्याअर्थी, सदर अधिसूचनेअन्वये जिल्हाधिकारी, पुणे हे समुचित शासन आहे ;

आणि ज्याअर्थी, मा. उच्च न्यायालय, मुंबई यांचेकडील रिट पीटिशन क्रमांक ९२९/२०१५ व ८५३१/२०१६ मधील आदेश दिनांक १० जुलै २०१७ व २३ ऑगस्ट २०१८ अन्वये मौजे शिक्रापूर, तालुका शिरूर, जिल्हा पुणे येथील गट नंबर ११८ व २२१ मध्ये चासकमान प्रकल्पातील प्रकल्पग्रस्तांचे पुनर्वसनासाठी भूसंपादन या सार्वजनिक प्रयोजनार्थ भूसंपादन अधिनियम, २०१३ मधील तरतुदीनुसार भूसंपादन करणेबाबत आदेशित केले आहे, तसेच सदर प्रकरणात मा. उच्च न्यायालय, मुंबई यांचेकडे अवमान याचिका क्र. ३९०/२०२४ व ४३१/२०२४ दाखल असून त्यामध्ये सदर प्रक्रिया तातडीने राबविणेकामी आदेश दिलेले आहेत, तसेच उक्त कायद्याच्या कलम ३ उपकलम (ग) अन्वये जिल्हाधिकारी, पुणे हे समुचित शासन असल्याने उपजिल्हाधिकारी, भूसंपादन क्रमांक २२, पुणे यांना जिल्हाधिकारी यांचे वतीने कामे पार पाडण्यासाठी प्राधिकृत केले आहे.

त्याअर्थी, परिशिष्ट-एकमध्ये नमूद जमीन ही सार्वजनिक प्रयोजनासाठी संपादित करण्याची आवश्यकता आहे किंवा आवश्यकता भासू शकते, तसेच सार्वजनिक प्रयोजनाबाबतचे निवेदन परिशिष्ट-दोनमध्ये करण्यात आले आहे. त्याअर्थी, उक्त कायद्याच्या कलम ११ उपकलम (१) अन्वये अधिसूचित करण्यात येते की, सार्वजनिक प्रयोजनासाठी सदर जमीन संपादनाची आवश्यकता आहे किंवा आवश्यकता भासू शकते ;

आणि त्याअर्थी, परिशिष्ट-तीनमध्ये भूसंपादनामुळे विस्थापित कुटुंबांसाठी प्रस्तावित जमीन संपादनाची माहिती विनिर्दिष्ट करण्यात आली आहे ;

आणि ज्याअर्थी, परिशिष्ट-चारमध्ये सामाजिक आघात निर्धारणाबाबतची संक्षिप्त माहिती विनिर्दिष्ट करण्यात आली आहे ;

आणि ज्याअर्थी, परिशिष्ट-पाचमध्ये सदर कायद्याच्या कलम ४३ उपकलम (१) अन्वये कामकाज पार पाडणाऱ्या प्रशासकाचा तपशील देण्यात आला आहे.

आणि त्याअर्थी, सदर कायद्याच्या कलम ११ उपकलम ४ अन्वये असे जाहीर करण्यात येते की, सदरची अधिसूचना प्रसिद्ध झाल्याच्या दिनांकापासून सदर कायद्याच्या प्रकरण-चारमधील कार्यवाही पूर्ण होईल अशा वेळेपर्यंत कोणतीही व्यक्ती, प्राथमिक अधिसूचनेमध्ये विनिर्दिष्ट केलेल्या जमिनीचा व्यवहार / हस्तांतर करणार नाही किंवा अशा जमिनीवर कोणताही बोजा निर्माण करणार नाही.

परंतु, जिल्हाधिकारी अशा प्रकारे अधिसूचित केलेल्या जमिनीच्या मालकाने अर्ज केल्यावर लेखी नोंदवावयाच्या विशेष परिस्थितीमध्ये या पोट-कलमाच्या अंमलबजावणीतून अशा जमीनमालकास सूट देऊ शकेल. परंतु आणखी असे की, कोणत्याही व्यक्तीने या तरतुदीचे जाणीवपूर्वक उल्लंघन केल्यामुळे तिला सोसाव्या लागलेल्या कोणत्याही नुकसानीची किंवा क्षतीची जिल्हाधिकाऱ्यांद्वारे भरपाई करण्यात येणार नाही.

सदर कायद्याच्या कलम ११ चे उपकलम ८ व भूमी संपादन, पुनर्वसन व पुनर्स्थापना करताना वाजवी भरपाई मिळण्याचा व पारदर्शकतेचा हक्क (महाराष्ट्र) नियम, २०१३ चे कलम ५० उपकलम ५० अन्वये जिल्हाधिकारी विहित करण्यात येईल त्याप्रमाणे भूमी अभिलेख अद्ययावत करण्याचे काम हाती घेईल.

परिशिष्ट - एक

जमिनीचे वर्णन

जिल्हा पुणे, तालुका शिरूर, गावाचे नाव शिक्रापूर

अ.क्र.	गट नंबर	क्षेत्र (हे.आर)
१	२	३
१.	११८	०.८०
२.	२२१	०.४०
एकूण		१.२०

परिशिष्ट - दोन

प्रकल्पाचे नाव :- चासकमान प्रकल्प.

प्रकल्पाचे विवरण :- चासकमान प्रकल्पांतील प्रकल्पग्रस्तांचे पुनर्वसनासाठी भूसंपादन.

सामाजिक फायदे :- प्रकल्पग्रस्तांचे पुनर्वसन.

परिशिष्ट - तीन

पुनर्वसनविषयक बाबींचे विवरण

जिल्हा पुणे, तालुका शिरूर, गावाचे नाव शिक्रापूर

अ.क्र.	गट नंबर	क्षेत्र (हे.आर)
१	२	३

लागू नाही.

परिशिष्ट - चार

सामाजिक आघात निर्धारण अहवालाचा गोषवारा

मा. उच्च न्यायालय, मुंबई यांचेकडील रिट पीटिशन क्रमांक ९२९/२०१५ व ८५३१/२०१६ मधील आदेश दिनांक १० जुलै २०१७ व दिनांक २३ ऑगस्ट २०१८ अन्वये मौजे शिक्रापूर, तालुका शिरूर, जिल्हा पुणे येथील गट नंबर ११८ व २११ मध्ये चासकमान प्रकल्पातील प्रकल्पग्रस्तांचे पुनर्वसनासाठी भूसंपादन या सार्वजनिक प्रयोजनार्थ भूसंपादन अधिनियम, २०१३ मधील तरतुदीनुसार भूसंपादन करणेबाबत आदेशित केले आहे, तसेच सदर प्रकरणात मा. उच्च न्यायालय, मुंबई यांचेकडे अवमान याचिका क्र. ३९०/२०२४ व ४३१/२०२४ दाखल आहे.

भूमी संपादन, पुनर्वसन व पुनर्स्थापना करताना वाजवी भरपाई मिळण्याचा व पारदर्शकतेचा हक्क अधिनियम, २०१३ चे कलम १० (क) अन्वये महाराष्ट्र शासन, महसूल व वन विभाग मंत्रालय, मुंबई यांचेकडील दिनांक १३ मार्च २०१५ रोजीचे अधिसूचनेनुसार उक्त अधिनियमाचे प्रकरण दोन व तीन यांच्या तरतुदी लागू करण्यापासून सूट मिळणेबाबत मा. जिल्हाधिकारी, पुणे यांचे मान्यतेसाठी दिनांक ९ जुलै २०२५ रोजी पत्र देणेत आले आहे.

परिशिष्ट - पाच

प्रशासक नियुक्तीचे विवरण

- १) प्रशासकाचे पदनाम :- लागू नाही.
- २) प्रशासकाचा कार्यालयीन पत्ता :- लागू नाही.
- ३) ज्या अधिसूचनेद्वारे प्रशासकाची नियुक्ती केली ते नमूद करावे. :- लागू नाही.

सदर अधिसूचनेद्वारे ज्या जमिनीची सार्वजनिक प्रयोजनासाठी आवश्यकता आहे किंवा आवश्यकता भासण्याचा संभव असल्याचे कायद्याच्या कलम ११ चे खाली अधिसूचित करण्यात आले आहे. प्रारंभिक अधिसूचनेच्या तारेखपासून ६० दिवसांच्या आत उपजिल्हाधिकारी, भूसंपादन क्रमांक २२, पुणे यांचे कार्यालयात आक्षेप नोंदविता येईल.

विद्वल उदमले,

उपजिल्हाधिकारी,

भूसंपादन क्रमांक २२, पुणे.

पुणे, ९ जुलै २०२५.

प्रशासक तथा मुख्याधिकारी यांजकडून

लोणावळा नगरपरिषद, लोणावळा

महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ३७ अन्वये फेरबदल

जाहीर प्रसिद्धीकरण

क्रमांक लो.न.प.-९/फेरबदल/स.क्र.७८(भाग)/वलवण/शेती तथा ना-विकास/जाहीर सूचना/१७०७/२०२५-२६. — ज्याअर्थी, लोणावळा शहराची द्वितीय सुधारित विकास योजना महाराष्ट्र शासनाच्या नगर विकास विभागाने क्र. टीपीएस-१८९६/७५१/सीआर/८२-९६/यूडी-१३, दिनांक २९ जून २००५ अन्वये भागशः क्षेत्राची मंजूर केली असून दिनांक २७ ऑगस्ट २००५ पासून अमलात आली आहे, तसेच लोणावळा शहराच्या वगळलेल्या भागाची (ईपी) द्वितीय सुधारित विकास योजना महाराष्ट्र शासनाच्या नगर विकास विभागाचे क्र. टीपीएस-१८९६/७५१/प्र.क्र.-२८३/०६/यूडी-१३, दिनांक १८ ऑगस्ट २००६ अन्वये मंजूर केली असून दिनांक १ नोव्हेंबर २००६ पासून अमलात आलेली आहे. या योजनेस लोणावळा शहराची द्वितीय सुधारित विकास योजना संबोधले जाते ;

आणि ज्याअर्थी, श्री. अमरीशचंद्र अगरवाल, आशिष अगरवाल व अखिल अगरवाल यांनी दिनांक ५ फेब्रुवारी २०२५ रोजीच्या अर्जान्वये मौजे वलवण, लोणावळा, तालुका मावळ, जिल्हा पुणे, सर्व्हे नंबर ७८ (भाग) ही जागा "शेती तथा ना-विकास क्षेत्र" हा विभाग बदलून "रहिवास विभाग" करणेबाबतची विनंती केलेनुसार महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ अन्वये पुढील आवश्यक ती संविधानिक कार्यवाही करणेकरिता लोणावळा नगरपरिषद, मा. प्रशासकीय ठराव क्र. ११७, दिनांक ११ जून २०२५ अन्वये मान्यता दिलेली आहे.

त्याअर्थी, अधिसूचना जाहीर करणेत येते की, ज्या नागरिकांना वरील नियोजित फेरबदलाबाबत सूचना / हरकत असल्यास त्यांनी आपल्या लेखी सूचना / हरकती ही सूचना महाराष्ट्र शासनाचे राजपत्रात प्रसिद्ध झालेपासून एक महिन्याचे आत मुख्याधिकारी, नगरपरिषद, लोणावळा, या नावाने सादर कराव्यात, मुदतीनंतर आलेल्या सूचना / हरकती विचारात घेतल्या जाणार नाहीत. सदर फेरबदलाबाबतचा नकाशा लोणावळा नगरपरिषद कार्यालयात जनतेच्या अवलोकनार्थ सुट्टीचे दिवस सोडून कार्यालयीन कामकाजाच्या दिवशी कार्यालयीन वेळेत पाहावयास उपलब्ध आहेत.

अशोक साबळे,

प्रशासक तथा मुख्याधिकारी,

लोणावळा नगरपरिषद, लोणावळा.

लोणावळा, ११ जुलै २०२५.

BY ADMINISTRATOR AND CHIEF OFFICER

Lonavala Municipal Council, Lonavala

Modification under Section 37 of Maharashtra Regional and Town Planning Act, 1966

PUBLIC NOTICE

No. L.N.P.-9/Ferbadal/S.N.78/Valvan/Agriculture and Naval Development/Public Notice/1708/2025-26—
Whereas, Urban Development Department Government of Maharashtra has been partly sanctioned the Second Revised Development Plan of Lonavala Municipal Council, Taluka Maval, District Pune as per Notification No. TPS-1896/751/CR-82-96/96/UD-13, dated 29th June 2005 and has been came in force from dated 27th August 2005 ;

and whereas, the Urban Development Department, Government of Maharashtra has been sanctioned the Excluded Part (E.P.) of Second Revised Development Plan of Lonavala Municipal Council as per Notification No. TPS-1896/751/CR-283/06/UD-13, dated 18th August 2006 and has been came in force from dated 1st November 2006 ;

and whereas, there is sanctioned Development Control Regulation for Implementation of sanctioned Development Plan and for Development and Control as per Development Plan proposals ;

and whereas, Shri. Amrishchandra Agarwal, Ashish Agarwal and Akhil Agarwal have requested to change the existing agricultural and non-development zone to residential zone on land bearing Survey No. 78 (part), Mouje Valvan, Lonavala, Taluka Maval, District Pune by application dated 5th February 2025 accordingly Lonavala Municipal Council has approved Administrative Resolution No. 117, dated 11th June 2025 by following necessary constitutional action under Section 37 of the Maharashtra Regional and Town Planning Act, 1966.

Now therefore, it is decided from the said Notice that suggestions and objections if any from any citizen to the aforesaid Modification within Development Control Rules may be communicated in writing to the undersigned person within one month from the publication of the said Notice in Maharashtra Government Gazette. Suggestion and objections which are received after aforesaid time limit shall not be considered.

ASHOK SABALE,

Administrator and Chief Officer,
Lonavala Municipal Council, Lonavala.

Lonavala, 11th July 2015.

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